THE ROBLIN PLANNING DISTRICT

Development Plan

90-04947/

THE ROBLIN PLANNING DISTRICT

DEVELOPMENT PLAN

BY-LAW NO. 6-87

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APPROVED BY O.I.C. No. 100/89

EFFECTIVE DATE JANUARY 25, 1989

Prepared by:

The Municipal Planning Branch
Dauphin, Manitoba

November, 1987

BY-LAW NO. 6-87

THE ROBLIN PLANNING DISTRICT

PROVINCE OF MANITOBA

BEING A BY-LAW of the Roblin Planning District to adopt a Development Plan.

WHEREAS Section 24 (1) of The Planning Act provides authority for preparation of a development plan.

AND WHEREAS Section 27 (1) of said Planning Act provides authority for adoption of a development plan by-law.

NOW THEREFORE The Roblin Planning District Board in meeting assembled enacts as follows:

1. THAT The Roblin Planning District Development Plan attached hereto and marked Schedule "A" is hereby adopted.

DONE AND PASSED IN COUNCIL duly assembled this 24th day of October 1988.

Chairman

Secretary-Treasurer

READ A FIRST TIME this 5th day of November A.D. 1987.

READ A SECOND TIME this 3rd day of December A.D. 1987.

READ A THIRD TIME this 24th day of October A.D. 1988.

I, Douglas Frost-Hunt, Secretary-Treasurer of The Roblin Planning District, do hereby certify the above to be true and correct copy of By-law No. 6-87.

Secretary-Treasurer

THE ROBLIN PLANNING DISTRICT

DEVELOPMENT PLAN

Being Schedule "A" to the Roblin Planning District By-law No. 6-87.

The area affected by this By-law shall be all of the corporate limits of the Town of Roblin, Rural Municipality of Shell River, and the Local Government District of Park (North), more particularly described as:

Townships 29 and 30, in Range 28 West; Township 29, in Range 29 West; Sections 1, 12, 13, 24, 25 and 36 and fractional Sections 2, 11, 14, 23, 26 and 35 in Township 29, in Range 29A West; Sections 1 and 12 and fractional Sections 2 and 11 in Township 30, in Range 29A West.

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RM of Shellmouth and Roblin Planning District

Introduction

I. INTRODUCTION

The Roblin Planning District was established in November of 1983 and was expanded in February of 1986 by the Lieutenant Governor-in-Council under the provisions of The Planning Act. The Councils of the Town of Roblin, Rural Municipality of Shell River and the Local Government District of Park gave approval to the concept that a joint approach to planning offered the best opportunity for resolving the various land use issues facing the area. By incorporating local long term land use policies, with the use of Provincial Land Use Policies as a guide, in a district development plan, the Councils were of the opinion that the greatest benefit would be achieved within the District and would reflect its commitment to plan as a single planning unit.

The District resolves its land use issues by the preparation and adoption of a Development Plan which has been mutually agreed upon by the member municipalities. Specifically, it contains statements of objectives and policies with respect to land use, maps showing land use designations and procedures for implementation of the plan.

This Development Plan is based on the findings, conclusions and recommendations derived from a series of background studies of the current and projected land use situations in the District, engineering studies in the urban area of the Town of Roblin and results of consultation with provincial, local officials and the public. This document sets forth policies for future development in the District.

1. Purposes of the Development Plan

The Planning Act under Subsection 25(1) establishes the purpose of a development plan:

(a) to serve as a framework whereby the district or the municipality and the community as a whole may be guided in formulating development policies and decisions;

(b) to identify the factors relevant to the use and development of land;

(c) to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;

(d) to set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;

(e) to establish and specify the programs and actions necessary for the implementation of the development plan;

(f) to outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts, or affected areas immediately abutting thereto, may be co-ordinated;

(g) to identify those matters of government concern which affect the use and development of land and other resources within the district or the municipality.

2. Interpretation of Requirements

1) The general land use designations of the Development Plan Maps illustrate the long term development strategy with respect to land use and defines the ultimate extent of the various land uses. The achievement of the land objectives will take place over a period of years as the land use pattern evolves. During this period the zoning by-laws will provide one of the principal means to effect the transition.

2) The boundaries of the various land use designations shown on the Development Plan Maps and any lot size, distance and area requirements mentioned throughout this Development Plan are meant to serve as guidelines only. Certain situations will necessitate a degree of flexibility in the application of these standards providing it complies with the intent of the

Development Plan. These standards will provide general guidelines for preparation of the more precise standards and requirements of the Zoning By-laws,

3) Individual policies of this Development Plan should not be viewed or interpreted in isolation but should only be interpreted within the overall spirit and intent of all other objectives and policies of this Development Plan.

3. Glossary of Terms

Aggregate: Sand and gravel or crushed rock.

Agro-commercial: Facilities for the sale of goods and services which are directly related and complimentary to local agricultural production, which do not require a level of services typically provided in an urban area and which may be unsafe or otherwise unsuitable for location in an urban area.

Aquifer: A water bearing layer of permeable rock, sand or gravel.

Buffer: An area of land or suitable barrier intended to separate one land use activity from another.

Compatible Land Use: Land use activities which are able to co-exist without creating undesirable effects or interferences.

Conditional Use: The use of land or buildings which may be permitted in any particular Zone as provided within the subsequent Zoning By-law, provided the conditions of Council can be met.

Council: Means the Council of the Town of Roblin, Rural Municipality of Shell River and the Local Government District of Park.

Crown Land: Provincially owned land which is administered under "The Crown Lands Act", "The Forest Act", "The Wildlife Act," "The Fisheries Act" or "The Park Lands Act".

Development: Means the carrying out of construction, erection or placing of any building or excavation or other operation on, over or under land; or the making of any change in the use or intensity of use of any land or building or premises.

Erosion: The process by which the earth's surface is worn away by the action of wind or water.

Farmstead: The land area used by a farm operator for residence, animal shelters, storage buildings, or other buildings used in the farm operation. Normally these buildings are in close proximity to each other in a single cluster and are usually located within a shelterbelt.

Groundwater Pollution Hazard Area: The area(s) where the carbonate rock or sand and gravel are at or near ground surface as defined by Water Resources Branch, Department of Natural Resources.

Habitat: The soil, food, water and cover components of the natural environment that are necessary to sustain wildlife or exotic animals; and the spawning grounds and nursery, rearing, food supply and migration area on which fish depend, directly or indirectly, in order to carry out their life processes.

Infill: The creation of a new residential lot within a rural residential cluster in a gap or open space: between small holdings, or between a small holding and a major physical barrier (such as a road or major waterway), or a property line where the adjacent property is under separate ownership. Such a gap or open space to be infilled would be of a size which would make it difficult to be used for farming purposes.

Land Subject to Flooding: All lands subject to flooding by the 100 year flood, a recorded flood exceeding the 100 year flood, or a flood specified by the Water Resources Division in areas protected by flood control works.

Livestock Production Operation: An operation where cattle, swine, horses, poultry, sheep, goats, rabbits or similar animals and fowl not kept for pets, are confined, fed and raised, but does not include operations for the slaughter, grading, packing or auctioning of livestock.

Lower Class Agricultural Lands: Land defined as Classes 4, 5 and 6 by the agricultural land capability system of the Canada Land Inventory (C.L.I.) and interpreted as such by the Soil Survey, Manitoba Department of Agriculture which are not prime agriculture lands, but are either used for agriculture or have the potential for being used for agriculture.

Ordinary High Water Mark: The highest level of water that normally occurs; the occurrence of said level being so common as to mark on the soil a character distinct from that of the bank, with respect to vegetation.

Prime Agricultural Land: Land defined as Classes 1, 2 and 3 soils by the agricultural land capability system of the Canada Land Inventory (C.L.I.) and interpreted as such by the Soil Survey, Manitoba Department of Agriculture.

Provincial Trunk Highway or Provincial Road: Any Provincial Trunk Highway (P.T.H.) and Provincial Road (P.R.) which has been so declared under The Highway Protection Act and The Highways Department Act.

Recreation Development: Any development, whether intensive or extensive which facilitates recreation in a special area, e.g. campground development and where the residence is the main use of the lot or parcel.

Rural Residential Development: The establishment of rural non-farm residences on small acreage lots excluding cottages or resort type development and where the residence is the main use of the lot or parcel.

Rural Cluster Development: Means a grouping of three or more parcels of land placed side by side usually in a plan of subdivision for rural residential or agro-commercial/industrial development and which shall be appropriately zoned in the Zoning By-laws.

Settlement Centre: Means a concentration of residential development together with commercial and other services of a size and density which creates a recognized community.

Shoreland: Land within 1,000 feet of the ordinary high water mark of a lake or inlet thereof; or land within 300 feet of the ordinary high water mark of a river, stream, watercourse, creek, spring or other body of water.

Specialized Agriculture: Farming activities intensively utilizing a small parcel of land, such as: apiculture, market gardening, intensive livestock productions, horticulture and the like.

Strip Development: Any development which contributes to the evolution of a row of lots of relatively small holdings (with highway frontage less than 500 feet each, for example), all relying on direct access connections to the adjoining highway for servicing.

Suitable Land: Land being of such a size, nature and being in such a location as to be able to support the proposed development or land use at the intended intensity of use.

Use: The purpose for which a building, other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building, another structure, or a parcel of land.

4. General District Development Objectives and Policies

1) General Objectives

a) To protect the general health, safety and well-being of the residents by adopting land use policies that will ensure that development takes place in a manner that will not endanger the health and safety of any individual or property or will not place an undue burden on the community;

b) To provide general development strategies that will optimize the District's resources and best serve the needs of its residents and those of the region;

c) To promote the orderly development of the District in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of social, cultural, recreational and municipal services;

d) To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses;

e) To recognize the importance of the agricultural land use base and to adopt strategies and policies to conserve this base and to encourage the maintenance and growth of the agricultural industry;

f) To maintain existing settlement centres and to provide for their planned expansion in order for them to provide goods and services to the residents of the District;

g) To promote sound management practices for all resource development.

2) General Policies

a) Future development in the District shall be consistent with this Development Plan. The implementing Zoning By-laws, subdivision and development approval and public works undertaken by the participating municipalities shall be consistent with the provisions and intent of this document;

b) All areas shall be encouraged to develop, re-develop and be maintained in such a manner that it creates a pleasant environment;

c) No subdivision of land shall be permitted unless it conforms with the general intent and provisions of this Development Plan and Part VI of the Planning Act;

d) Developments that create hazardous situations or are subject to environmental hazards shall not be permitted unless the hazard has been removed or appropriate remedial measures have been taken that will protect life and property and are within the guidelines of Provincial Environmental and Health authorities;

e) Where differing land uses abut each other and the potential for conflict exists, a buffer may be required as a means of minimizing the impact on the affected land use;

f) In approving new developments for residential, commercial, industrial purposes etc., consideration shall be given to the current and projected demand for that particular type of use. To avoid premature fragmentation of land, the supply for lots should bear a reasonable relationship to the demand or consumption of lots. The District may require that a supply and demand study be undertaken to obtain an overall picture with respect to the availability of suitable undeveloped lots for that particular use.

g) In evaluating and approving any subdivision design or development proposal, the District Board and Councils will assist public or private utilities to provide their service in the most economical and efficient manner;

h) Subdivision proposals adjacent to waste disposal grounds shall be subject to the following policies:

   i) No subdivision development be allowed to locate within 400 meters of an active waste disposal ground; and

   ii) No subdivision development be allowed to locate within 400 meters of an abandoned waste disposal ground unless it can be demonstrated that methane gas will not be a hazard to the development;

i) Development should not occur in such a manner that Manitoba Surface Water Quality Objectives are exceeded. This will ensure that uses such as domestic consumption, agricultural consumption, industrial consumption, production of aquatic life and wildlife and recreation will not be impaired.

Settlement Centres

II. SETTLEMENT CENTRES

1. Town of Roblin and Fringe Area

The Town of Roblin is the major urban settlement centre within the Roblin Planning District. The fringe lands in the immediate vicinity of the Town affect and are affected by the presence of the Town and are subject to development pressure because of proximity to the Town and the limited availability of land for urban expansion within the Town. This fringe area provides land for the future residential, commercial, industrial and recreational needs of the Town and should be viewed in totality with development in Roblin as part of the urban area. This urban area is as shown on Development Plan Map 1.

With that in mind, this section sets out objectives and policies for development aimed at the Town of Roblin and the fringe area around the Town. These policies are directed at various forms of development and are meant to form the basis in making development decisions. The policies and Development Plan Map 1 are closely related and the two should be considered as dependent on each other.

1) Residential Area

Since the majority of land within Roblin is used residentially, residential designations are the largest. Residential areas are largely developed within the town limits although there are some lots available for infill. However, areas of residential expansion will be needed in the future so some lands have been targetted for growth based largely on ease of servicing as identified in the background engineering report. The following objectives and policies shall apply to all lands designated "R" Residential Area on Development Plan Map 1.

a) Objectives

i) To ensure that residential land is available for the community's need and growth;

ii) To provide for staged growth in appropriate areas;

iii) To provide for a wide variety of housing types;

iv) To ensure that municipal services can be provided in an economical way.

b) Policies

i) Wherever possible, infill of existing residential areas and/or areas which are already serviced shall be encouraged;

ii) Provision shall be made for a wide variety of housing types depending on demand and the needs of the community. In evaluating locations for different types of housing, the following guidelines may be considered:

- High and medium density units would be those which have a density of between 10 - 35 units per gross acre and are more commonly known as apartment buildings, town houses, duplexes, etc. Units of this nature should be located on the periphery of single family dwelling areas or at the end of blocks and buffered where conflict between incompatible uses is evident. Generally speaking, developments of a higher density should be located close to community facilities, on the edges of the central business area, the periphery of low density residential area or at the end of blocks, have access to a major street and be well buffered from surrounding areas.

- Low density developments are those which have a density of below 10 units per gross acre. These are conventional single family dwelling developments, each on its own lot. This type of housing is the principal form of housing in Roblin and efforts to maintain the character of those areas should be made.

- Specific Purpose Housing Projects are public housing, low income housing, senior citizen housing and similar type developments. Generally, these types of developments are medium to high density and are dealt with as they are proposed. For this reason, no specific area is designated for them but they should be designed to fit in with the surrounding area. In determining location, the District Board should be guided by the criteria from the high to medium density units section and try to ensure that there is not a concentration of these units in any one particular area of residential development.

- Mobile Home Areas are generally treated in a similar fashion as single family dwellings but are usually located on smaller lots. There are usually two different types of mobile home areas -- mobile home parks and mobile home subdivisions. Parks are areas developed for leasing or renting of spaces to mobile home owners while subdivisions provide lots for sale to individuals to locate their mobile homes. It should be ensured that in both cases adequate servicing and facilities are provided. Siting of mobile home areas will be examined as each proposal arises but any area containing or proposed to contain mobile homes will be zoned as such;

iii) Home occupations will be permitted on a limited basis and only when they conform to the following criteria. They will generally be limited to businesses that are carried on

entirely within a residence, are run by one person who is a permanent resident of the dwelling and has no employees, which carry no stock in trade, nor require additional parking to that required for the dwelling. The presence of the business should not generate undue congestion and traffic in the neighbourhood. In addition, the size and number of signs will be limited;

iv) Residential development shall be limited to those areas targetted on the development plan map. These areas should be developed in an orderly fashion with regard to the following matters:

- feasibility of extending sewer, water and other municipal services. The engineering study prepared for the District by Reid Crowther Ltd. should be consulted in this regard;

- road networks, amount of anticipated traffic and integration with existing road systems;

- providing open space areas;

- ease of access to existing facilities e.g. schools, recreational areas, etc.;

v) Any large residential development should be preceded by a concept plan of the development for review;

vi) Land which is presently undeveloped but which has been designated as an area for future residential expansion shall not be subdivided into small parcels or for uses which may later conflict with residential development. The land should remain in rural use, compatible with the future residential use. However, since some development of these areas is possible, interim development shall be regulated in order to facilitate an economic conversion to urban usage;

vii) Certain areas have been identified as potential key access points for future developments and, as such, development in and around these areas should be closely scrutinized to ensure that the potential for future street access is protected. These areas have been encircled on Development Plan Map 1.

2) Commercial Area

As with most urban areas and environs, there are two types of commercial land use in and around Roblin, those being central commercial and highway commercial. The nature of both types of areas is different and are meant to accommodate different types of commercial uses. The policies are directed at both types. The following objectives and policies shall apply to all lands designated "C" Central Commercial and "HC" Highway Commercial Area, whichever the case maybe, on Development Plan Map 1.

a) Objectives

i) To strengthen the central business area and maintain its status as the most intensive commercial area;

ii) To provide for areas of highway commercial development.

b) Policies

i) The central business area as outlined on the development plan map shall be the most intensive commercial and business area within the town. New commercial ventures which make intensive use of land should be directed to locate in this area;

ii) The central business area shall be zoned to provide for a variety of uses which should be of a compatible type and which should serve to reinforce the policy of the intensity of the central commercial area;

iii) High and medium density multiple-family dwellings shall be permitted in the central business area, preferably on the periphery;

iv) Highway commercial uses shall locate only within those areas designated for that use. For purposes of this Plan, a highway commercial use is one which caters to the travelling public - e.g. service stations, motels, etc. and uses which require large sites and/or highway access. They should be such that location in the central commercial area is inviable;

v) Highway commercial uses should not rely on direct access to the highway but should use existing municipal roads or service roads. Development of internal road systems should be encouraged;

vi) Since highway commercial areas can have a strong visual impact on incoming travellers, the zoning by-laws shall establish regulations regarding signage, parking requirements, storage facilities, landscaping, etc.;

vii) New developments in the highway commercial area should be particularly reviewed in light of access and servicing requirements;

viii) When considering development, it should be ensured that buildings of historical value are not being destroyed or defaced;

ix) Any proposed development in or close to the area identified as a potential key access point for future development should be scrutinized to ensure that the potential for street access is protected. This area is encircled on Development Plan Map 1.

3) Industrial Area

With the exception of the railway lands, most of the industrial development has occurred outside the Town boundaries without the benefit of municipal sewer and water services. This pattern will continue unless provision is made for a modern serviced industrial area. Since such a facility is usually provided by an urban centre, it is important that discussions take place between the District Board and the respective urban and rural councils for the future designation and establishment of a serviced industrial area for the Town of Roblin.

The following objectives and policies shall apply to all lands designated "M" Industrial Area on Development Plan Map 1.

a) Objectives

i) To provide land for industrial use which is not in conflict with surrounding uses;

ii) To ensure servicing needs can be met.

b) Policies

i) Industrial developments shall locate in those areas designated for industrial usage as outlined on the Development Plan Map 1. A wide variety of uses shall be provided for in the zoning by-law;

ii) Residences, except for essential caretakers' residences, shall not be permitted in an industrial area;

iii) New or expanded industry should be evaluated to ensure that servicing requirements can be adequately and economically met both in terms of collection and treatment;

iv) Industrial areas which border on residential areas shall be adequately buffered to minimize potential conflicts;

v) It should be ensured that industrial concerns do not negatively impact on the environment. The developer may be requested to provide environmental impact assessments if it is deemed to be necessary.

4) Parks, Recreation and Open Space Area

Parks and recreational areas have been developed along the lines of a major central facility and smaller park areas scattered throughout town. This pattern of development shall continue. The following objectives and policies shall apply to all land designated "PR" Parks, Recreation and Open Space Area on Development Plan Map 1.

a) Objectives

i) To maintain existing parks and recreational facilities;

ii) To provide areas of expansion for facilities and open areas;

iii) To ensure that parks, recreation and open space are developed in such a way the Town and surrounding area is enhanced.

b) Policies

i) Wherever possible and particularly when a new development is involved, land should be acquired through the sub-division process for park, recreation and open space;

ii) Any area which could provide visual enhancement, which would provide a buffer between incompatible uses or is not useable should be retained as an open space area;

iii) Parks should be evenly distributed throughout the community to ensure easy and adequate access by all neighbourhoods;

iv) Large recreational facilities catering to the District's residents as a whole are presently located on one central site which itself is large and can accommodate further development and/or expansion of present facilities. Future development of large recreational facilities should be directed to this site which lies in the southwestern corner of the Town;

v) Lands around Goose Lake as illustrated on the development plan map shall be designated as parks, recreation and open space land to ensure public access to these waters. Any development occurring on these lands should be closely reviewed to ensure that community needs are met, public recreation is enhanced and the lake is not being adversely affected.

5) Agriculture Urban Reserve Area

The following objective and policies shall apply to all lands designated "AUR" Agriculture Urban Reserve Area on Development Plan Map 1.

a) Objective

i) To regulate lands within this designation for availability for future urban usage.

b) Policies

i) Lands located within the agriculture urban reserve area may be used for agricultural purposes except for intensive livestock production operations;

ii) Since this area is being reserved for future urban usage, development should be limited to the existing or appropriate agricultural or open space type uses unless provided for by an amendment to the development plan;

iii) Any future development should be compatible with the general environment of the community;

iv) Any proposed development in or close to the area identified as a potential key access point for future development should be scrutinized to ensure that the potential for street access is protected. This area is encircled on Development Plan Map 1.

6) Agriculture/Rural Area

Lands on the outer edges of the designated fringe area as shown on Development Plan Map 1 are largely in agricultural use and shall remain so with some restrictions. There are some existing developments in this area but the zoning by-law shall accommodate them. The objectives and policies of Chapter III shall apply to this area.

2. HAMLETS OF DEEPDALE, MAKAROFF AND SAN CLARA

1) Background:

a) San Clara is the only significant settlement centre in the L.G.D. of Park (North) with a 1981 population of 136 persons. The centre began with the establishment of a post office in 1925. The present land use is almost entirely residential in nature together with a store, restaurant, hotel, gas station, church and social and recreational facilities. Although the centre is slowly declining in importance, it has the potential to offer a viable rural alternative in lifestyle and appropriate residential and commercial development should be directed to this centre as the demand so dictates;

b) Although the hamlets of Makaroff and Deepdale located in the R.M. of Shell River have declined in importance as service and residential centres they can provide an alternative rural life-style. Therefore, the option is there to direct appropriate residential and commercial development to these centres in preference to establishing new residential subdivisions throughout the rural area;

c) The objectives and policies of this section shall apply to all lands designated "GD" General Development Area on Development Plan Maps 2, 3 and 4.

2) Objectives

a) To ensure that development and growth of the hamlet centres occur in an orderly and economic fashion;

b) To encourage development which should more properly be located in the hamlet centres to become established in such centres whenever possible;

c) To provide direction to new development proposals that will avoid conflicting land uses and that will maximize the quality of the environment for living, working and recreation.

3) Policies

a) The hamlets of Deepdale, Makaroff and San Clara shall be the rural hamlet centres of the District and the establishment of new hamlet centres will not be permitted;

b) Any development (residential or otherwise) which should be more properly located in a hamlet centre shall be established in such centres wherever possible;

c) Because development such as residential, commercial and industrial activities have not developed sufficiently to exhibit distinct areas, no such designations will be made on the Development Plan Maps. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflict between uses is minimized;

d) Since the hamlet centres rely on individual sewage disposal systems and private wells, the zoning by-laws shall establish site regulations for new development that shall be of a sufficient size to be acceptable to Environmental Regulations;

e) Development in the hamlet centres shall occur in a compact manner that will not unduly increase the costs or reduce the efficiencies of providing centralized services. Where possible, the in-filling of vacant lots shall be encouraged;

f) The subdivision of land for rural residential development shall not be allowed in the periphery of a hamlet centre;

g) Livestock production operations shall not be permitted within a hamlet centre;

Agriculture / Rural Area

III. AGRICULTURE/RURAL AREA

1. Background

Various background studies were prepared for the rural and agricultural areas within the Rural Municipality of Shell River and the Local Government District of Park (North). The Roblin Planning District is largely an agricultural area together with the water control and recreation areas of the Lake of the Prairies in the Rural Municipality of Shell River, the forested upland areas of the Duck Mountain periphery in the Local Government District of Park (North) and the unincorporated hamlet centres of Deepdale, Makaroff and San Clara.

Listed below are some of the more important findings that will be addressed by policies in this chapter.

1) The District has the following agricultural land resources as classified by the Canada Land Inventory:

   a) Classes 1, 2 and 3 soils comprise 53.6% of the classified land that is able to support intensive crop production;

   b) Classes 4, 5 and 6 soils comprise 36.9% which are best suited for livestock and mixed farm production; and

   c) The balance of the land has no capability for agriculture because of rock outcropping, organic soils, non soil areas and bodies of water.

   The major land use issue, then, involves the recognition of the importance of agriculture, the need for protection of the agricultural land base and the avoidance of incompatible land uses;

2) The establishment of large scale intensive livestock production operations throughout the District raises potential environmental concerns in regards to waste management and disposal, odours and health concerns to nearby farm and non-farm residences and recreation areas. These large operations require protection from encroachment by non-compatible land uses, including residences;

3) Within the L.G.D. of Park (North) and R.M. of Shell River there are lands with severe slope conditions, particularly in proximity to the Duck Mountain Forest Reserve and on both sides of the major streams and tributaries including the Lake of the Prairies (Assiniboine River), Shell River, Little Boggy Creek and Big Boggy Creek. To prevent soil erosion, silting of down stream drainage channels and to provide a better stream habitat for fish, tree cover on these slope lands should be protected. It is the intention of the District Board to include soil conservation and tree clearing control policies and programs in The Roblin Planning District Development Plan and Municipal Zoning By-laws. This will include:

   a) a public education and awareness program;

   b) a permit system which will include an evaluation of applicants' land (be be cleared) to separate those areas which may be cleared from those areas where tree cover should be retained; and

   c) a map showing which areas are subject to such a policy;

4) Another major land issue involves the development of small parcels in the rural area for non-farm uses including residential, recreational (including cottaging), certain agro-commercial and industrial uses and resource extraction activities which can be accommodated on a planned basis without detrimentally affecting agriculture, public recreation areas,

wildlife habitat and significant sand and gravel deposits. Policies and criteria are found in the development plan so that land use conflicts can be avoided;

5) Since the rural lands of the District surround three hamlets and one town and the recreation areas of the Lake of the Prairies, land use in the fringe of these areas will be designed to be compatible with the development policies of these areas. Livestock production operations in close proximity to these areas will be restricted to avoid and minimize land use conflicts between urban, recreation and other rural uses and intensive agricultural uses.

2. Objectives

1) To support and protect agriculture as the primary land use in the District;

2) To protect Class 1, 2 and 3 prime agricultural land in large blocks for a full range of agricultural activities and to protect Class 4, 5 and 6 lower class lands for mixed agricultural enterprises including crop production, forage production, grazing and livestock operations;

3) To protect farmland and agricultural activities from encroachment and fragmentation by non-farm uses;

4) To maintain the rural character of the area for the long term benefit and interest of the agricultural community;

5) To prevent the development of incompatible agricultural uses in close proximity to residential, recreational and urban areas;

6) To provide for non-farm rural residential development under specific conditions;

7) To provide for non-farm uses which are rural in character or need a rural location in such a manner as to minimize any adverse effect on agriculture, recreation, aggregate deposits, wildlife areas, etc. and adjacent urban centres;

8) To provide flexibility for farm operations of various sizes and different types;

9) To protect the existing tree cover on slope lands in the forested upland areas of the Duck Mountain periphery and slope lands adjacent to the major streams and tributaries including the Lake of the Prairies (Assiniboine River), Shell River, Little Boggy Creek and Big Boggy Creek in order to prevent or minimize soil erosion, silting and flooding down stream and prevent deterioration of fish habitat.

3. Policies

The following policies shall apply to all lands designated "A" Agriculture/Rural Area on the Development Plan Maps.

1) Areas shall be preserved on large blocks of land generally 80 acres or more in area, except as otherwise provided herein, for a full range of agricultural activities on prime Class 1, 2 and 3 agricultural lands and on the lower Class 4, 5 and 6 lands where it is feasible to carry on agricultural activities;

2) Development shall be restricted to agriculture and agriculture related uses except as further provided herein. Land uses which would interfere with agricultural production shall be avoided;

3) Certain land uses such as livestock production operations may have a detrimental impact on adjacent uses with respect to odour, noise, waste disposal and potential surface and groundwater pollution. Restricted zones and separation standards shall be established in the zoning by-laws in order

that adjacent developments such as urban and rural settlement centres, rural cluster residential development, rural residences, recreation areas and bodies of water are protected from these adverse effects;

4) Certain agro-related industrial and commercial developments that require a rural location may be permitted provided they do not have any adverse effects on adjacent land uses;

5) Certain non-farm uses that require a rural location such as resource extraction or recreation development may be permitted;

6) In recognition of the established priority of agriculture in the District, non-farm dwellings may only be permitted subject to the policies and criteria for rural land division herein;

7) Subdivision of land shall generally not be allowed for parcels less than 80 acres except as provided for herein in the policies and criteria for rural land division. The zoning by-laws shall specify the specific site standards for these parcels;

8) Rural cluster residential development, agro-commerical and industrial development and livestock production operations shall not be allowed in or adjacent to areas identified in the Development Plan as public recreation area, wildlife habitat, significant sand and gravel deposits and heritage sites unless an impact review proves that the development will not adversely affect the resource or use identified herein;

9) In order to protect the land from wind and water erosion, the implementation of soil conservation practices shall be encouraged. This includes, but is not limited to the following:

   a) the planting and maintenance of proper field shelter belts or the retention of hedgerows or treed bluffs that provide protection to the soil;

b) provision of permanent grass cover for the headlands of major drains; and

c) removal of top soil and sod farming for commercial purposes will require development approval;

10) Tree clearing guidelines (on a field basis) and areas to which these guidelines will apply shall be established in the zoning by-laws for the slope lands in the forested upland areas of the Duck Mountain periphery and the slope lands adjacent to the major streams and tributaries including the Lake of the Prairies (Assiniboine River), Shell River, Little Boggy Creek and Big Boggy Creek. Tree clearing shall be undertaken only after a development permit has been issued. The permit will indicate which area shall remain in tree cover and the area where tree cover may be removed.

4. Policies and Criteria for Rural Land Division

1) General Land Division Policies

It is recognized that a major portion of the rural area of the district be preserved for unrestricted agriculture and that the area be protected from encroachment and fragmentation by non-farm uses. It is also recognized that urban land uses be directed into the Town of Roblin and the Hamlets of San Clara, Makaroff and Deepdale. As well, it is the intent to maximize the economical provision of public services. Nevertheless, the following non-farm uses may be located in the rural area:

a) Certain commercial and industrial activities directly related to the use of rural resources or the provincial highway system may require a rural location. This may include or be due to:

- the need for close proximity to a specific resource;
- the danger that traffic may cause in an urban centre;

- the need for quantities of land in excess of that reasonably provided in an urban centre;
- the need for providing essential services to highway users;
- the need for separation from population centres because of noxious emissions or other similar safety considerations;
- small "back yard" agro-related commercial or industrial services such as seed-cleaning plant, or agricultural implement repair service.

In these instances, a rural site may be acceptable if it can be demonstrated that it does not unduly contravene the objectives of this policy;

b) Rural residential development provided that:

i) the development minimizes conflict with agriculture and other resource-related industries;

ii) the development shall reflect an alternative to the urban lifestyle and not as an evolutionary step toward an urban environment;

iii) fringe residential development shall be restricted in areas adjacent to the boundaries of the Town of Roblin and Hamlets of Deepdale, Makaroff and San Clara so that the orderly expansion of these settlement centres would not be jeopardized.

The above noted uses should be located conveniently enough to draw on the social, recreational and commercial services of the aforementioned settlement centres. Any rural cluster residential development shall be appropriately designated in the zoning by-law.

2) Rural Land Division Policies

The creation of small parcels or sites will be permitted for the following uses subject to subsection 3) Rural Land Division Criteria:

a) Certain types of specialized farming activities such as market gardening, nurseries, beekeeping, chicken or livestock production that do not require a large holding;

b) Certain agro-related industrial and commercial developments that are highly supportive of and directly related to agriculture such as fertilizer sales, anhydrous ammonia sales, seed cleaning plants, grain elevators, bulk oil establishments, etc. that require a rural location may be permitted as a conditional use;

c) Certain non-farm uses that require a rural location such as resource extraction, or recreational development may be permitted as a conditional use;

d) A farmstead surplus to a farmer's needs may be converted to a non-farm dwelling site;

e) To provide a residential lot for individuals who are actively associated with the farming operation; the Title being created should, where feasible, be located either on lower class agricultural land or, where physically and environmentally suitable, adjacent to the existing farmstead;

f) To permit subdivision of an existing farmstead for a retiring resident farmer;

g) To permit a single residential lot on a small parcel of land (generally five acres or less in area) which has been physically separated by such things as major drains, sloughs and transportation facilities, where such parcel cannot reasonably be used for agricultural purposes;

h) To permit limited infill of existing rural residential cluster developments. In keeping with the objectives of this Development Plan, greater flexibility in permitting infill will be allowed for cluster development expansion on lower class agricultural lands;

i) Where a site, intended to be developed for non-farm dwelling purposes, was created prior to the coming into effect of this Plan, said site may be used for non-farm dwelling purposes;

j) Rural non-farm residences.

3) Rural Land Division Criteria

The following development criteria for residential and non-agricultural uses shall guide the District and its Councils in the processing of development and subdivision applications:

a) The location of the proposed development (excluding rural non-farm residences) should be restricted to lower class agricultural lands or to a naturally treed area;

b) The location of rural non-farm residences may be permitted on lower class agricultural lands, but should not be located on prime agricultural lands; and, where feasible, residences should be situated adjacent to any existing residential site;

c) The site area shall generally not be less than 2 acres and should also give consideration to not consuming valuable agricultural land;

d) Subdivision for rural residential use shall not have the effect of potentially creating a new settlement centre;

e) The proposed development shall be located a sufficient distance (to be established in the zoning by-laws) from conflicting or incompatible livestock production operations;

f) The proposed development shall be located a sufficient distance from other conflicting or incompatible land uses such as industrial areas, waste disposal areas, landing areas for aircraft, high capability areas for mineral extraction and prime wildlife habitat;

g) Development shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or reoccurring high water table. The site shall be physically suitable for the proposed use;

h) A small holding shall not have the potential to restrict the farming activity on adjacent agricultural land;

i) The development shall not cause groundwater pollution, and shall not adversely affect the water supply for existing users with respect to quality and quantity;

j) All necessary services such as all weather road, drainage, hydro, telephone, school bussing can be provided with reasonable efficiency and without undue cost to the Municipality;

k) The proposed development should have access to a potable water supply;

l) The proposed development should be capable of providing an approved on-site sewage disposal system in accordance with Environmental Regulations;

m) In approving new developments consideration shall be given to the current and projected demand for that particular type of use. It shall be the responsibility of the subdivider or developer to demonstrate the need for subdivision, provide information on the suitability of a site for such development and the impact the development will have on the immediate area.

n) The development shall not conflict with the policies of Chapter VIII Transportation.

4) Existing Subdivision Development Policies

The following policies shall apply to three established rural cluster subdivision developments located in the District:

a) Plan No. 2716 D.L.T.O. located on Pt. NW 1/4 Sec. 16-Tp 26 - Rge 28 WPM in the R.M. of Shell River shall be zoned for agro-commercial/industrial use in the zoning by-law;

b) Lots 1 - 17, Block 9, Plan No. 2715 D.L.T.O. located on Pt. W 1/2 Sec. 5 - Tp 26 - Range 29 WPM in the R.M. of Shell River shall be zoned for rural residential use in the zoning by-law; and

c) Plan No. 3254 D.L.T.O. located on Pt. NE 1/4 Sec 29 - Tp 29 - Range 28 WPM in the L.G.D. of Park (North) shall be zoned for rural residential use in the zoning by-law.

Lake Of The Prairies And Environs

IV. LAKE OF THE PRAIRIES AND ENVIRONS

The Lake of the Prairies, the principal recreation area of the Roblin Planning District, is developing into an important regional recreation resource for residents within the immediate area as well as in portions of Manitoba and Saskatchewan extending eastward to Winnipeg and westward to Yorkton. Recreation is and will play an important economic role for the District's residents and businesses.

Specific background information for the area surrounding Lake of the Prairies are detailed in various background studies, particularly Rural/Recreation Background Study to the Development Plan, Planning Report on Natural Resources and the Provincial Crown Land Plan for Lake of the Prairies, RM of Shellmouth and Roblin Planning District.

The objectives, policies and land use designations of this Chapter will provide for multiple use of the shorelands and uplands of Lake of the Prairies including intensive and extensive seasonal recreation uses, agricultural uses and natural environment areas for wildlife habitat, though recognizing the prime importance of the Shellmouth Designated Reservoir for water control and conservation purposes.

1. Seasonal Recreation Area

1) Background

Below, some general findings for Lake of the Prairies are highlighted:

a) Lake of the Prairies has the potential for becoming a major attraction for recreational development within the District;

b) Several studies to determine, among other things, the optimum land use and the recreational capability of the area have been completed. (See Rural/Recreational Background Study);

c) Some seasonal recreation development has recently occurred adjacent to the lake. Since 1977 a total of 155 parcels have been created for seasonal residential purposes, 83 of which occurred on crown lands;

d) As of October 1985, 24 seasonal homes exist adjacent to the Lake, 14 of which have been constructed since 1978. In addition 2 public campgrounds and a ski resort facility have located in the area;

e) A major recreational - seasonal residential - rural residential complex is developing adjacent to the Lake south of P.T.H. No. 5;

f) There is a need to clearly identify and integrate the development approval process and procedures for proposed developments encompassing both the Crown agencies and local and district approval agencies.

2) Land Use & Development Objectives

a) To identify and set aside those areas which have a high recreational capability for recreational development;

b) To facilitate the optimum development of the District's prime outdoor recreation resources while at the same time ensuring the recreation resources are passed on to future generations in at least as sound a state as they were received by the present generation;

c) To ensure that recreation and recreation-related developments take place in a planned setting and are designed in a manner that

i) is in keeping with good land use practices
ii) the recreational resource is not over used and thus ultimately destroyed;

d) To recognize, avoid or reduce the potential of natural hazards such as flooding, high water table, slumping, seepage, poor drainage, shoreline erosion, etc. which may endanger public health and safety, cause property damage or make municipal servicing more costly;

e) To ensure that such services as sewage disposal, water supply, public access, drainage and hydro and telephone services can be adequately and economically provided;

f) To provide for development and design criteria to ensure:

   i) conflict with existing or future developments will not occur;
   ii) adequate public access to the shorelands;
   iii) adequate open space, privacy, and protection from the intrusion of undesirable influence; and
   iv) protection of the natural amenities and the recreational focus while providing the anticipated experience;

g) To promote communication and co-operation between local government, provincial government agencies and the general public in order to ensure optimum use of the recreation areas. It is the intention here to ensure that the opportunities that are provided by the resource are optimized from the perspective of:

   i) the land owner/developer;
   ii) existing and future users and occupants of the property which are directly and/or indirectly affected;
   iii) the Local Government;
   iv) the Province;

h) To avoid unnecessary costs to the public as a result of premature or haphazard development of the area;

i) To recognize and to plan, on a sector plan basis, for the major recreational development complex on the Lake of the Prairies adjacent to P.T.H. #5 crossing. The sector plan shall include design criteria whereby the local transportation systems relate to the Provincial system in such a way that P.T.H. #5 is maintained as a safe and efficient transportation route.

3) Development & Design Policies

The concerns and objectives pertaining to the seasonal recreation areas shall be addressed by means of the following policies:

a) The areas designated as "SR" Seasonal Recreation Area, as shown on Development Plan Map 7, provide for intensive recreation development in close proximity of Lake of the Prairies;

b) Development within the seasonal recreation areas shall consider both the "recreation capability" of the resource and its limitations. Should the necessary information not be available on the development application, the developer may be required to provide additional information to show that:

i) there is the capability of the resource to support the proposed development and its associated activity, and
ii) the resource base and the soils will not be adversely affected;

c) Development in areas subject to such hazards as flooding or ponding, erosion or unstable slope conditions shall not be permitted unless the hazard has been removed or mitigated and the conditions of the policies in Chapter V, Section 4, Water Resources: Surface Water of this Development Plan have been met;

d) Development in the seasonal recreation areas shall be consistent with the natural environment and major significant alterations to the landscape shall not be permitted. In order to protect and preserve the natural environment, the attractiveness of the area and to reduce the hazard of erosion:

i) the indiscriminate clearing of trees shall be restricted;

ii) changing of slope or drainage patterns shall not be permitted without sufficient detail to indicate that the means are appropriate and that the changes will aid in the reduction of erosion or drainage problem;

e) As a condition of approval to subdivide land within the recreation resort area:

i) A public open space dedication may be required as per Section 70(f) of The Planning Act.

ii) Where it has been determined that open space is not necessary or desirable, cash-in-lieu as per Section 71 of The Planning Act may be required;

f) Holding tanks or other approved systems of waste disposal shall be required for future developments;

g) In reviewing development/subdivision proposals the following criteria shall serve as guidelines in evaluating such proposals during the processing stage:

i) All proposals shall provide a suitable road system. The internal road system shall be integrated with the existing municipal road system so that there shall be at least two points of access, where practical;

ii) public access to the water body shall be provided;

iii) contour of the land, vegetation cover, soil and geological features and drainage characteristics shall be considered;

iv) compatability with adjacent land uses shall be satisfactorily addressed;

v) availability of such municipal facilities as liquid and solid waste disposal sites shall be considered; where such municipal services are not available the developer shall be required to provide such facilities in accordance with Municipal and Provincial standards and requirements;

The above criteria may vary in the degree of limitation for different types of recreational developments. For example, where topography and soil conditions pose serious limitations for travel trailer developments, cottage developments may be appropriate. The application of the above siting criteria should be sufficiently flexible for a recommendation that only a portion of the proposed development proceed or that development occur at a lower density;

h) Condominiums, trailer parks, group camps and commercial developments to serve local needs shall be prescribed as conditional uses in subsequent zoning by-law. Appropriate conditions for condominiums, trailer parks and group camp developments shall be determined in consultation with relevant Provincial agencies. As a condition of approval, proposals for commercial uses shall demonstrate that they respond to the local service needs of the recreation area;

i) In designated public parks efforts should be made to ensure the presence of amenities such as: garbage disposal receptacles, public washrooms/change houses and vehicular parking areas;

j) Subject to the approval of the Department of Natural Resources, the development of marina, boat launching, and docking facilities shall occur in centralized sites (in contrast to individual docks) and separated from swimming areas. This will minimize the impact on fisheries habitat and on the natural asethetic appeal of the shoreline;

k) Minimum specific design criteria for such special uses as mobile home, travel trailer parks, and camping areas shall be adopted to ensure an acceptable standard, in suitable locations, of such developments;

l) Areas that are not immediately required for recreational uses within the designated seasonal recreation area may be zoned in the subsequent zoning by-laws as Natural Environment Limited Development Zone where the permitted uses will be those which will not interfere with future conversion to seasonal recreational uses;

m) In order to protect the present and future seasonal recreational uses, land uses within or adjacent to the designated seasonal recreational areas should be complementary so as to avoid potential land use conflict;

n) Areas for Seasonal Recreational development shall be predominantly for "seasonal" uses. Seasonal uses in this context are those uses used primarily for recreation purposes and not on a permanent year round basis. The zoning by-law will reflect this emphasis; however, it may provide criteria whereby permanent year round uses may be established subject to council's approval;

o) As a condition of approval of recreational proposals, development agreements may be required. Terms of the agreement shall ensure that:

i) all relevant municipal development standards are met;
ii) appropriate staging of development is undertaken, if Council deems necessary;

p) Recreational developments should reflect current and projected demands, development should not proceed if, in so doing, it will create an apparent over-supply that may result in unnecessary land fragmentation and/or costs to the public;

q) The District Board in conjunction with the respective Government agencies shall prepare a sector plan for that portion of the Lake of the Prairies being on both sides of P.T.H. #5 which will include detail functional planning and design studies to investigate existing and potential traffic flow problems from and to P.T.H. #5 and the adjacent recreation areas.

2. Extensive Recreation Area

1) Background

Based on the nature of the resource and reflecting limitations and suitability for development to intensive recreational uses, some portions of the Lake of the Prairies shoreline should be reserved for extensive recreational areas where the prime emphasis would be to preserve the designated areas for outdoor recreational use in conjunction with limited agriculture and wildlife. The intent is to provide support for the general recreation perspective of the Lake and to compliment the uses permitted in the intensive recreational areas. In terms of recreational developments emphasis will be placed on providing areas for such activities as trails, day-use and support facilities (boat docks, picnic sites, wildlife viewing etc.) restricted agriculture activities (not including those that involve land clearing). Recreational developments such as cottaging and lodges will not be permitted in this area.

2) Objectives

a) To provide for outdoor recreational opportunities of a general public use nature on an informal and day use basis;

b) To integrate extensive recreational uses (on a site specific basis) with areas having high capability for wildlife in such a manner that the capability of the resource will be protected.

Land use and development objectives and development and design policies of section 1 will apply to proposed recreational developments allowed in this area.

3) Land Use Policies

The objectives pertaining to the extensive recreation areas shall be addressed by the following policies:

a) The areas designated as "ER" Extensive Recreation Area, as shown on Development Plan Map 7, provide for extensive recreation development in close proximity of Lake of the Prairies;

b) No intensive recreational developments such as cottages, lodges, etc. or permanent residential developments will be permitted in this area. Emphasis will be placed on allowing day use and their service/support facilities provided they take place in a planned setting consistent with the capability/suitability of the site and compatibility with the adjacent areas;

c) Limited or controlled agricultural uses which do not require tree cover removal will be permitted. It is not the intention to make long term commitment to agriculture in areas within this land use designation;

d) Any proposed use shall not degrade the wildlife potential or value of the resource to wildlife;

e) Since the Province has historically provided for the planning, development and management of day use recreational facilities, the plan encourages this traditional historical role to continue with respect to these types of facilities on the Lake of the Prairies.

3. Natural Environment Area

1) Background

The high ungulate wildlife capability of the Lake of the Prairies shore and slope lands is well recognized, and to designate portions of the slope lands to wildlife is consistent with and enhances the overall recreation perspective of the Lake. Because of the importance of these lands as wildlife habitat, intensive recreational developments and uncontrolled agricultural activities will not be allowed. The areas to be designated as "natural environment" are all on the east side of the Lake except for an area north of P.T.H. No. 5. The largest site is at confluence of Boggy Creek and the Lake.

2) Objectives

a) To provide protection for areas having significantly high capability wildlife habitat;

b) To permit only those recreational land uses and agricultural activities that are clearly complementary to the use and protection of these designated areas for wildlife. Uses that jeopardize or endanger the wildlife potential or value will not be permitted;

3) Policies

The objectives pertaining to the natural environment areas shall be addressed by the following policies:

a) The areas designated as "NE" Natural Environment Area are shown on Development Plan Map 7. These areas provide for natural environment and wildlife habitat;

b) The land use permitted in these areas will be limited to those that do not interfere with the wildlife objectives;

c) Complementary recreational pursuits such as hiking, canoeing, cross-country skiing, bird watching, hunting, nature photography, trapping and the like will be allowed. However, no use or activity will be allowed which will jeopardize its value for wildlife;

d) To permit controlled or limited agricultural use on a short term commitment basis. No clearing of land will be allowed and degradation of the wildlife habitat will not be permitted.

4. Seasonal Recreation Reserve Area

1) Background

Because of the extensive areas capable of seasonal recreation development, the current nature of the supply and demand situation for intensive recreational developments, and in order to prevent scattered development, portions of the shoreline suitable for development should be set aside for the future. Three areas have been identified and should be classified for seasonal recreation development reserve.

2) Objectives

a) To identify, protect and preserve for future recreational development those lands which have suitability and capability for sustained intensive recreational developments;

b) To maintain these lands in such a state that would not diminish their suitability or capability for future seasonal recreation development and use.

3) Land Use and Development Policies

The objectives pertaining to the seasonal recreation reserve areas shall be addressed by the following policies:

a) The areas designated as "SRR" Seasonal Recreation Reserve Area, as shown on Development Plan Map 7, are reserved for future recreational development;

b) Lands within the above designated areas are not available for seasonal recreation use or development at this time;

c) Lands within this designation may be developed for seasonal recreation use only after suitable sites in the areas designated for seasonal recreation development have been consumed or depleted;

d) Development approval for seasonal recreational uses within the designated reserve area will be determined by the Department of Natural Resources in conjunction with the District Board;

e) Development approval will include satisfactory meeting of the objectives and policies of the Development Plan and the standards and regulations as established in the Zoning By-law;

f) Any change in land use or the introduction of a new use within the development reserve areas shall be compatible with the future intended use of the areas so designated. No use shall be allowed which will jeopardize the areas' potential to maximize or sustain long term seasonal recreational developments.

5. Agriculture/Rural Area

Lands on the outer edges of the recreation and natural environment areas of the Lake of the Prairies, as designated "A" Agriculture/ Rural Area on Map 7, are largely in agricultural use and shall remain so with some restrictions. The objectives and policies of Chapter III shall apply to this area.

Natural Resources

V. NATURAL RESOURCES

Within the Roblin Planning District, there are natural resources which are of value to the District and Province. These resources should be protected to ensure their availability for the future. The District, particularly the Municipalities of Shell River and Park (North), are rich in natural resources. It is the intent of this Plan to protect and preserve the natural resources. With this in mind, the following objectives and policies shall apply to all municipalities within the District unless stated otherwise and they are directed at the various groups within the wider field of natural resources.

1. Fishery Resources

There are a number of lakes and streams within the District which are of importance as fishery resources. The largest is the Lake of the Prairies but of equal importance are the Shell River, Big Boggy Creek and Cuper's Creek. In addition, there are numerous small lakes within the L.G.D. of Park such as James, Surprise, Thorn, etc. which have fishery potential.

1) Objectives

a) To protect fishery resources in lakes and waterways;

b) To maintain and enhance angling opportunities to meet existing and future demands.

2) Policies

a) Ditching and stream rechannelization should not be permitted in an area which is an important spawning site or nursery area. The Department of Natural Resources should be contacted to identify these sites. The construction of dykes as opposed to channel deepening and straightening should be encouraged;

b) Land clearing, cultivation and development to the water's edge of streams, creeks and lakes shall be discouraged. Wherever possible, a buffer strip of natural vegetation along rivers, streams and lakes should be maintained;

c) River and stream crossings associated with road development should be constructed with reference to Natural Resources staff to ensure minimum damage to fish habitats;

d) Shorelines subject to intensive use and development should be protected from excessive erosion and organic loading. Activities that discharge pollutants shall be restricted in their location and it may be required that precautionary safeguards that mitigate the pollutant be incorporated into the development activity;

e) Public access points should be encouraged whenever possible.

2. Outdoor Recreation

Lands within the Roblin Planning District have a recognized potential for outdoor recreation, most notably those lands situated around the Lake of the Prairies. Land use around this lake has been dealt with in another chapter of the Development Plan and, therefore, outdoor recreation policies found below are meant to apply to all other lands except those identified in the Lake of the Prairies and Environs chapter.

1) Objectives

a) To encourage the development of outdoor recreation opportunities;

b) To ensure public access to outdoor recreation areas;

c) To enhance the benefits to the community from outdoor recreation.

2) Policies

a) Public rights to outdoor recreation areas should be maintained;

b) The development and growth of outdoor recreation ventures which are compatible with and beneficial to the community should be encouraged;

c) Future subdivisions of land should be assessed to determine if an area of outdoor recreation potential is affected and to mitigate any adverse effects on the area.

3. Water Resources: Groundwater

The Department of Natural Resources has identified an adequate groundwater supply for present requirements and for moderate new development. Since groundwater is the source of water for the Town of Roblin and for domestic farm requirements, proper groundwater resource management is important. In most of the area, the aquifers are overlain with thick low-permeability deposits which prevent pollution. In some areas, however, shallow aquifers may be subject to pollution and are considered to be groundwater pollution hazard areas. These areas are shown on Development Plan Maps 8 and 9.

1) Objectives

a) To properly manage aquifers to ensure adequate supplies;

b) To prevent aquifer pollution.

2) Policies

a) Intensive development utilizing groundwater or high capacity wells should be permitted only in areas where they will not cause a reduction in water supplies for existing users;

b) Wells should be installed in a manner which would not have a detrimental effect on aquifers;

c) Activities that may cause pollution under normal operating conditions or by accident should not be permitted in the groundwater pollution hazard areas unless it can be proved by adequate field investigations that the proposed activities will not cause pollution of existing or potential groundwater supplies in the area.

4. Water Resources: Surface Water

1) Present Conditions/Introduction

The discussion in this section covers the whole of the Roblin Planning District, including the L.G.D. of Park (North).

The Roblin Planning District is situated in the Assiniboine River drainage basin. The Assiniboine is controlled by the Shellmouth Dam in this area and is known as Lake of the Prairies. It flows south through the southwest corner of the District. Other waterways of note are Big Boggy Creek, draining the northwest and north central areas and Shell River, draining the east side. There are numerous creeks, potholes and small lakes in the District. With the exception of Lake of the Prairies, all waterways are under municipal jurisdiction.

The major streams flow in deep valleys, limiting potential flooding problems to the valley bottoms. Flood prone land adjacent to the Shellmouth Reservoir (Lake of the Prairies) is within the severance line established in connection with the Reservoir and is owned by the Province. Although some flooding may occur in other areas of the District, adjacent to streams or in poorly drained areas, it is confined primarily to agricultural lands. Although the valley slopes are generally stable, erosion and instability problems may occur if clearing or unsuitable agricultural practices take place.

Land use in the Shellmouth Designated Reservoir Area is subject to the Water Resources Administration Act and Manitoba Regulation W60-R1. Under the Act a permit must be placed in the reservoir area. All permits for buildings shall be issued in accordance with the provisions of the development plan and municipal zoning by-laws.

2) Concerns/Objectives

Most of the hazard areas are in agricultural use or in the natural state. However, should development or other unsuitable land uses occur in hazardous areas this may lead to acceleration of environmental damages, interference with natural processes, public expenditures for remedial works or assistance, waste of resources and personal loss and hardship. In this respect the following objectives are established:

a) To minimize personal hardship and inconvenience and adverse affects on public health and loss of life;

b) To minimize property damage and public expenditures for relief or protection in areas subject to flooding, water erosion, wind erosion, bank instability, landslide or subsidence;

c) To restrict activities which would accelerate or promote damages arising from causes such as erosion or bank instability;

d) To acquire access to all waterways in order to carry out public work projects when required;

e) To maintain the natural capacity of the streams to convey flood flows;

f) To encourage the preservation of natural vegetation along the banks of waterways.

3) Policies/Guidelines

a) Development in areas which, in the opinion of the District Board or Councils, may be subject to hazards such as flooding, erosion or bank instability shall generally be limited to agricultural uses or open space uses. Under special economic or social circumstances the District Board or Councils may permit more intensive development if the hazard is eliminated or protected against. Development in these hazardous areas shall be subject to the following requirements:

i) If the land is subject to flooding all permanent structures shall be located on land which has been raised by fill to an elevation at least 0.6 meters above the 100 year flood level;

ii) Land which may be eroded away within a period of 50 years shall be excluded from development unless it is demonstrated, to the satisfaction of the District Board or Councils, that the erosion process has been halted;

iii) Development shall not be permitted on lands subject to bank instability, landslides or subsidence;

iv) All structures and services shall be protected against damage and shall be functional under hazard conditions;

b) Notwithstanding clause (a) above, development will not be permitted if, as a result of the development;

i) There is an added risk to life or safety, or

ii) Water flow, flow velocities or stages are adversely altered, obstructed or increased;

c) Activities such as dumping, excavation, clearing, cultivation, or excessive grazing which would accelerate or promote dangerous erosion or bank instability will be prohibited;

d) In areas where the specific hazard has not been defined, permanent structures shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 60 meters whichever is greater unless an engineering investigation shows that these limits may be reduced.

4) Implementation

The policies shall be implemented by means of the municipal zoning by-laws, conditions of subdivision approval, the issuance of development permits and building permits, development agreements and such programs as are determined from time to time by the District Board or Councils to be necessary and not in conflict with the provisions of any part of the Plan.

5. Wildlife Resources

The Roblin Planning District has within its boundaries a variety of wildlife. The protection of their natural habitat is important to maintain their survival and perpetuate the resource.

1) Objective

a) To maintain existing wildlife populations by affording habitat areas protection.

2) Policies

a) Tree clearing on slopes of the Lake of the Prairies or the Shell River should be discouraged;

b) Land clearing should be done on a selective basis to protect erosion prone land;

c) Drainage of marshland (particularly in the western portion of the District) should not be allowed as they are habitat for waterfowl.

Aggregate Resources

VI. AGGREGATE RESOURCES

The Roblin Planning District contains numerous sand and gravel deposits of variable quality. These deposits are critical for building and transportation construction requirements for local and provincial needs. Sound stewardship of the aggregate resources is important to ensure an adequate supply for the future needs of the District. Aggregate resources are non-renewable and their fullest possible extraction in close proximity to the market is highly desirable. Therefore, they should be afforded protection from incompatible land uses.

From a land use planning perspective, aggregate resources and their extraction are of concern to the District. Aggregate extraction operators pose a potential hazard or nuisance to adjacent development in terms of noise, vibrations and dust, visual degradation and deterioration of road surfaces by truck traffic. Aggregate extraction is an interim land use and consideration should be given to alternative subsequent land uses for the site upon completion of the extraction activity.

1. Objectives

a) To ensure an adequate supply of aggregate minerals to meet future local and provincial construction needs;

b) To protect all areas defined as being high quality, economically viable aggregate resource deposits;

c) To eliminate or minimize conflict between aggregate extraction activities and neighbouring land uses; and

d) To ensure quarry sites are rehabilitated after operation has ceased.

2. Policies

a) Significant aggregate deposits shall be protected from conflicting land uses. Conflicting land uses are ones which would interfere with the extraction of the aggregate such as rural residential, intensive recreational development, highways or utility corridors, commercial, institutional, etc. These uses shall be deferred until the mineral is extracted and the site rehabilitated. General agricultural activities which are not as limiting in nature for aggregate extraction may be permitted provided an agreement is reached between the concerned parties to ensure optimal utilization of all resources involved;

b) The District Board in consultation with the Provincial Mines Branch has assigned a development status to each aggregate deposit within the District. The Stop-Caution-Go status designations are illustrated on Maps 10 and 11. The meaning of designations are:

i) "Stop" indicates a valuable deposit upon which no conflicting land use shall be allowed. Development should be deferred until the resource is depleted and the site rehabilitated;

ii) "Caution" indicates a deposit whose full potential is not proven, or whose quality is not high, but has been recognized as having value. Development proposals on deposits with a Caution status shall be referred to the Mines Branch for comment; and

iii) "Go" indicates a deposit of no present recognized value as a source of aggregate. No development restrictions are placed on deposits with a Go status;

c) Aggregate extraction operations shall be considered as conditional uses under the Zoning By-laws and all approvals shall be in compliance with the Mines Act;

d) In any area where an aggregate deposit lies adjacent to an existing development which would clearly be sensitive to the impact of extraction (including dust, noise or traffic), controls such as suitable buffers and/or additional setback requirements to limit the extent of the operation shall be enacted in consultation with the Province including the Mines Branch. This shall have the effect of alleviating undue land use conflicts and environmental impacts;

e) Residential and certain commercial, institutional and recreational uses which may be sensitive to and conflict with both existing and potential extraction operations shall not locate in close proximity to the operation;

f) The District Board, in co-operation with the Mines Branch, shall require that depleted aggregate sites be rehabilitated. Rehabilitation shall be the responsibility of the owner/operator of the aggregate site. The Board may require the proposed owner/operator to post some form of financial guarantee (such as a performance bond) in order to ensure that rehabilitation of the site occurs as required;

g) The owner/operator who proposes to establish an aggregate extraction operation may be required to submit a site plan that will show the manner in which the extraction or development will occur and the intended appearance and use(s) of the site after the aggregate extraction has been completed. Agreements may also be required to share the cost of municipal services required for the aggregate extraction operation.

3. Implementation

The objectives and policies with respect to aggregate resources shall be implemented through or by:

a) The assistance and co-operation of the Provincial Mines Branch;

b) The Zoning By-laws;

c) Subdivision control procedures; and

d) Conditional use orders and development permits.

Heritage Resources

VII. HERITAGE RESOURCES

The Roblin Planning District has been researched by the Historic Resources Branch and two reports cataloguing the history and development of the area as well as identification of important historic sites has been completed. The two reports are entitled "A Review of the Heritage Resources of Roblin Planning District" and "A Review of the Heritage Resources of the Local Government District of Park North". These reports are a valuable reference tool for the District and should be referred to in any review of development proposals.

1. Objective

a) To protect sites and structures which have been identified to have historical, architectural and archaeological significance within the District.

2. Policies

a) No commercial exploitation, development, land use, or demolition shall be permitted that endangers any site or structure of historical, architectural or archaeological significance;

b) As a condition for the approval of a subdivision, demolition permit, or the issuance of a development permit, the applicant may be required to show that a historically, architecturally, or archaeologically significant site or structure is not being endangered or demolished;

c) Ratepayer should not be made to suffer undue hardships through development restrictions on their property until such time that professionals determine the quality of potential historical and archaeological sites. To ensure that invaluable historical and archaeological resources

are not lost without the opportunity for proper exploration, the District Board should consult the reports prepared by the Historic Resources Branch which delineates areas with high historic resource potential. In addition, all development applications such as subdivision proposals and development permits, should be referred to the Historic Resources Branch for comment and recommendations.

Transportation

VIII. TRANSPORTATION

Within the Roblin Planning District are major provincial highways which traverse the District providing a link to other areas. The provision of a safe, efficient transportation system is important to any area and that system should be afforded a certain amount of protection from incompatible land uses and multiple access points.

The provincial highways system which is contained within the District consists of P.T.H. 83 running north-south and P.T.H. 5 which runs east-west. In addition, there are numerous provincial roads which bear less traffic than the highways and municipal roads which are the responsibility of the municipalities. Regulations for development should exist along roads to ensure that their main purpose of carrying traffic efficiently and safely is not hampered.

1. Objectives

a) To promote the safety and efficiency of roads;

b) To regulate development along roads and highways;

c) To protect highways for future expansion.

2. Policies

a) Provincial Trunk Highways 5 and 83 have been identified by the Department of Highways and Transportation as major provincial highways. Incompatible land uses should be discouraged along these highways. However, where development has to be located along these highways, it should be clustered in areas which have already undergone land fragmentation if possible;

b) All provincial highways and roads are subject to the statutory controls administered by the Highway Traffic Board and the Department of Highways and Transportation;

c) Strip development along the highway whereby direct connections to the highway are continuously relied upon for providing access to abutting properties shall not be permitted;

d) The kind of development that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently shall not be permitted unless adequate measures are undertaken to remedy the problem;

e) The local road or street network associated with any type of proposed development shall be designed to be in accord with both the existing and planned road and street system of the neighbouring areas;

f) Commercial or industrial development should be clustered together to take advantage of common access points;

g) Anhydrous ammonia facilities shall be adequately set back from the edge of the right-of-way of either a provincial highway/road or municipal road;

h) Adequate setbacks of structures, buildings, shelter belts, etc. shall be maintained from all municipal roads.

General Implementation

IX. GENERAL IMPLEMENTATION

The purpose of this part is to describe the official steps necessary for the implementation of the Development Plan.

The Development Plan establishes objectives and policies based on present long range projections of trends and needs which will ensure uniformity in the day-to-day decisions on land use planning and in processing development and subdivision applications.

A Development Plan, however, does not in itself constitute a complete planning tool. Rather, it must be used in conjunction with other planning and regulatory tools available to the District and its participating municipalities under the Planning Act and other legislation. Full implementation of the Plan's objectives, policies and requirements consists of a series of official steps legally required under The Planning Act, as well as several unofficial steps and conditions.

1. Adoption Procedure

The Development Plan is adopted by a by-law of the Roblin Planning District as provided under Sections 27 - 31 of The Planning Act (S.M. 1975, Chapter 29). The adoption procedure involves providing the general public with proper notice of the intent of the by-law including public hearings and review by the Provincial Government. The review process is set in motion when the by-law to adopt the Development Plan has received first reading.

2. Land Use Regulatory Tools

1) Zoning By-law

a) The principal means of implementing the Development Plan is through Municipal Zoning By-laws prepared in a form prescribed in The Planning Act and under Section 32(2) of The Planning Act enacted by each participating Council

within twelve (12) months of the Plan's adoption, or such longer period of time as the Minister of Municipal Affairs may decide;

b) The Zoning By-law establishes the various land use zones, determines both permitted and conditional uses and prescribes relevant standards, regulations, provisions and requirements that are applicable to each use and each zone;

c) In preparing the Zoning By-law and subsequent zoning amendments, the Development Plan acts as a guide to ensure that the land use zones conform with the adopted land use policies. However, it must be recognized that many of the proposed land use designations on the Development Plan Maps, attached hereto, will take many years to evolve or develop and it would be unjust to unduly restrict the continuation of existing uses of land during the transitional period. Therefore, lands need not be zoned immediately for the use that they are designated for in the Development Plan. In those instances they may be zoned according to their current use. However, any subsequent change in land use or zoning must be in conformity with the development plan.

2) Subdivision Control

a) The objectives and policies contained in the Plan shall also be implemented by means of the provisions and regulations outlined in The Planning Act (Part VI) governing the subdivision approval process;

b) Under The Planning Act, a subdivision application cannot be approved unless it conforms to the District Development Plan and its implementing Zoning By-laws.

3) Building and Development Permits

a) Upon adoption of this Development Plan, a proposal for the actual development of a site will require that a development permit be obtained from the District's Development Officer. The development permit ensures that the proposed development conforms with the adopted Development Plan, Zoning By-law and the provisions of The Planning Act;

b) The Manitoba Building Code adopted by by-law of each Municipality under The Buildings and Mobile Home Act sets the minimum provision or standards which all buildings (new or renovated) must meet in order to protect the safety and health of the public with regard to adequate fire provisions and health requirements. Permits, as required, will be obtained from the District Development Officer.

4) Development Agreement

One of the means by which the objectives and policies established in the Plan may be implemented is the development agreement. The Planning Act:

a) permits the District Board to enter into any contract or agreement with any person for the purpose of the development of land; and

b) permits the Councils to enter into a development agreement with the owner of land for the purpose of the development of land. Such development agreements will clearly identify the responsibilities of the Municipality and those of the developer in order to ensure the provision of suitable facilities, servicing, landscaping, etc. in the development area.

3. Fiscal Capacity

The five year capital expenditure programs prepared in accordance with the provisions of The Municipal Act provides the opportunity to plan future capital expenditure projects. The capital expenditure program can be used as a tool to guide the implementation and funding of projects, particularly those requiring major financial resources such as lagoon expansion, associated with the policies stated in this Development Plan. A review of the finanicial positions of the District's municipalities indicates that their financial commitments can be met and that there is adequate financial flexibility to fund their respective five year capital expenditure programs.

4. Other Legislation

Aside from The Planning Act, there are various Acts of provincial legislation which may affect the objectives and policies outlined in the Development Plan. Wherever the regulations or requirements provided for by any Act imposes greater restrictions than those provided for by this Plan, then such greater restrictions or requirements shall normally take precedence.

Some Acts that should be consulted to provide further guidance to the Plan's implementation are:

1) Clean Environment Act
2) Mines Act
3) Water Rights Act
4) Groundwater and Water Well Act
5) Highways Protection Act
6) Public Health Act
7) Municipal Act
8) Real Property Act
9) Buildings and Mobile Homes Act
10) Crown Lands Act
11) Provincial Park Lands Act
12) Resource Conservation Districts Act
13) Watershed Conservation Districts Act
14) Manitoba Building Code

5. Sector Plans and Impact Studies

By nature, the Development Plan primarily deals with general land use and development within the entire District. As a means of ensuring

that development and land use occur in a manner consistent with the objectives and policies set out in the Plan, it may be necessary that sector plans or impact studies be prepared in order to evaluate development proposals. Such studies would be a detailed evaluation of the proposal within the context of the Development Plan policies which in themselves may be too general to complete the evaluation of the land use proposal. Examples of such studies may be with respect to extension of municipal services and their efficiency or capacity to support additional development, or conceptual layout designs for new subdivisions. In some cases a development proponent may be required to prepare sector plans or conduct suitable impact studies to support a development proposal in order to allow for adequate evaluation of the proposal.

6. Review and Amendment

1) This Development Plan is not intended to be static but rather a document that is flexible to ensure that new trends and unforeseen development can be accommodated;

2) This Plan may be reviewed and amended whenever any objectives, policies or proposals established by this document become irrelevant, unrealistic or new needs arise. Any amendments to this plan shall be adopted in accordance with the provisions of The Planning Act and should be consistent with the intent and spirit of the remainder of this Plan;

3) Pursuant to Section 26 of The Planning Act, the Development Plan shall be reviewed at least once every five years or within five years if the District or Minister of Municipal Affairs considers it necessary to do so.

Appendix A

LAND USE CLASSIFICATION

HAMLET OF DEEPDALE

THE ROBLIN PLANNING DISTRICT

LEGEND :

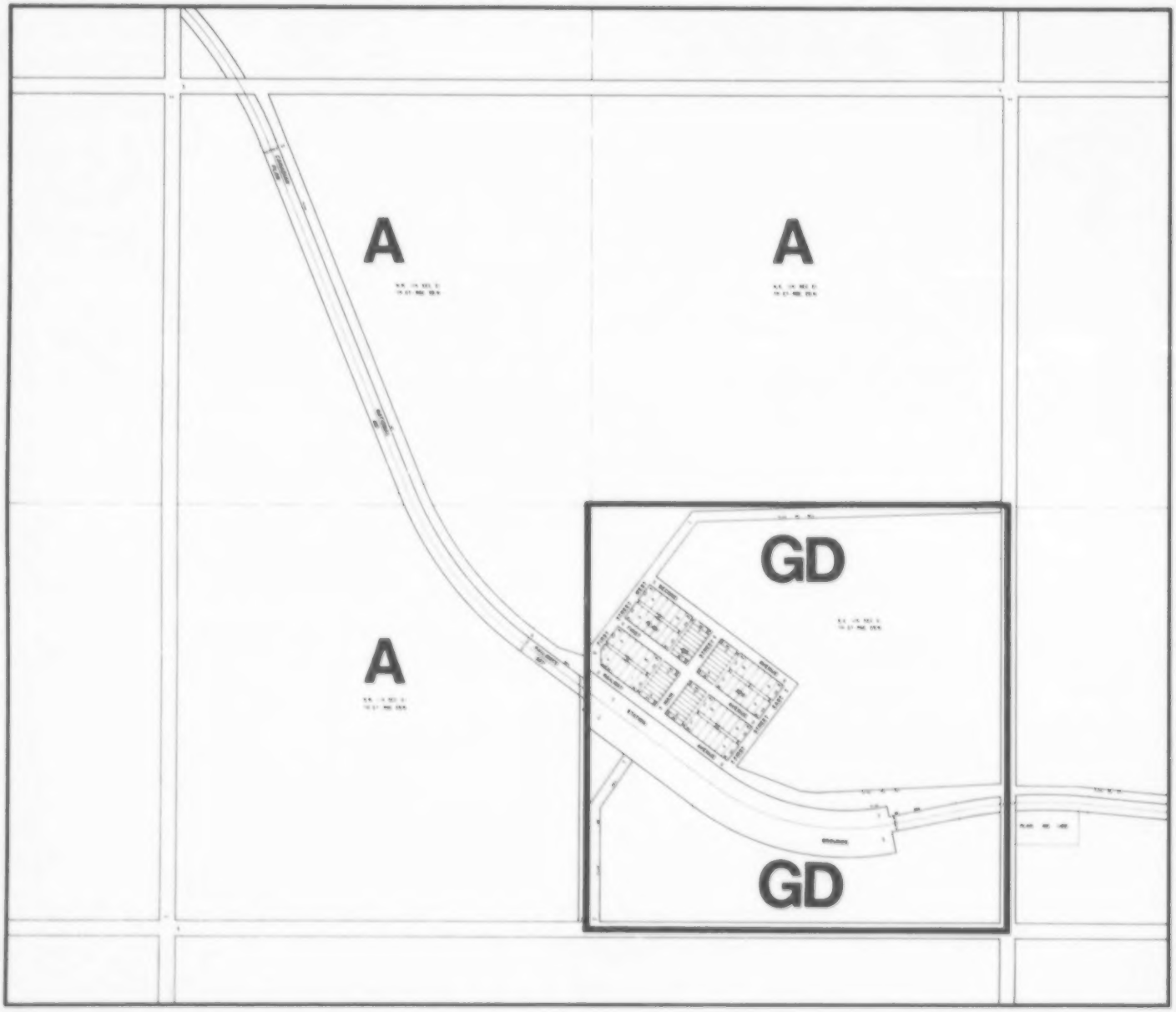
A	AGRICULTURE / RURAL AREA
GD	GENERAL DEVELOPMENT AREA

MAP 2

⅛ ⅛₀ 0 ⅛

Scale In Miles

Manitoba
Municipal Affairs
Municipal Planning



LAND USE CLASSIFICATION

HAMLET OF MAKAROFF

THE ROBLIN PLANNING DISTRICT

LEGEND:

A AGRICULTURE / RURAL AREA

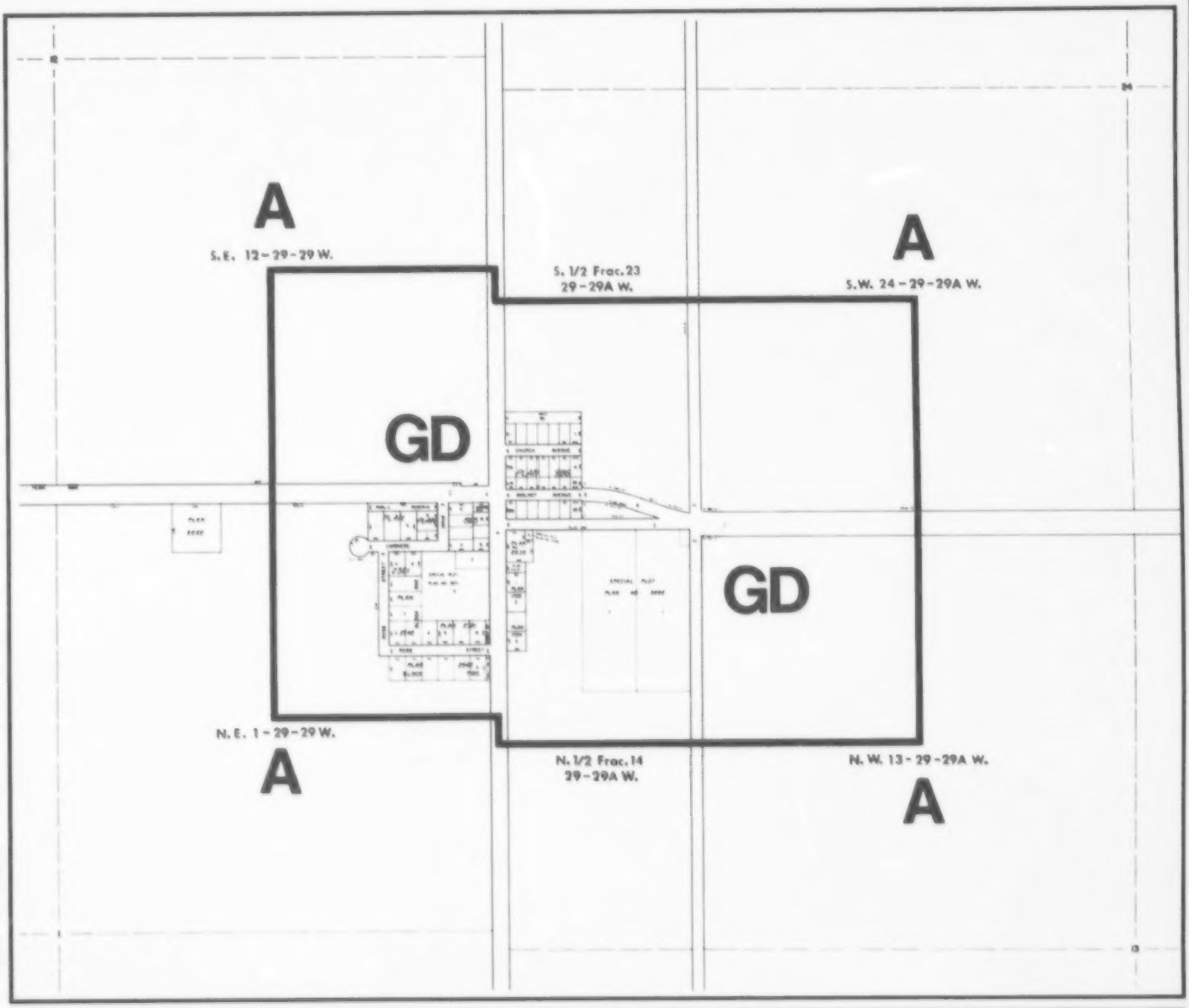
GD GENERAL DEVELOPMENT AREA

MAP 3

⅛ ⅛ 0 ⅛

Scale in Miles

Manitoba Municipal Affairs
Municipal Planning



LAND USE CLASSIFICATION

HAMLET OF SAN CLARA

THE ROBLIN PLANNING DISTRICT

LEGEND :

A	AGRICULTURE / RURAL AREA
GD	GENERAL DEVELOPMENT AREA

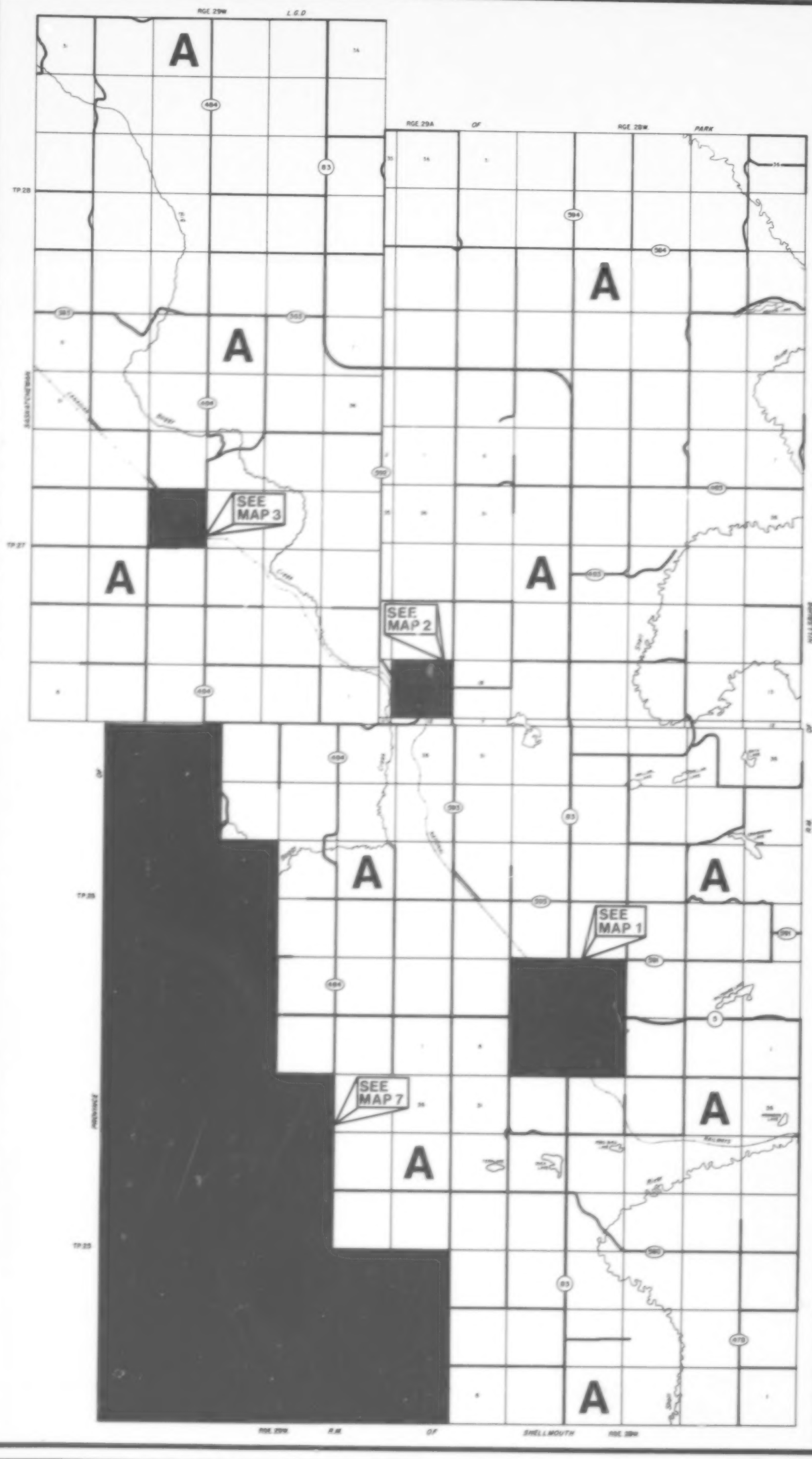
MAP 4

1/8 1/16 0 1/8

Scale In Miles

N

Manitoba Municipal Affairs
Municipal Planning



LAND USE CLASSIFICATION

LEGEND:

A AGRICULTURE / RURAL AREA

MAP 5

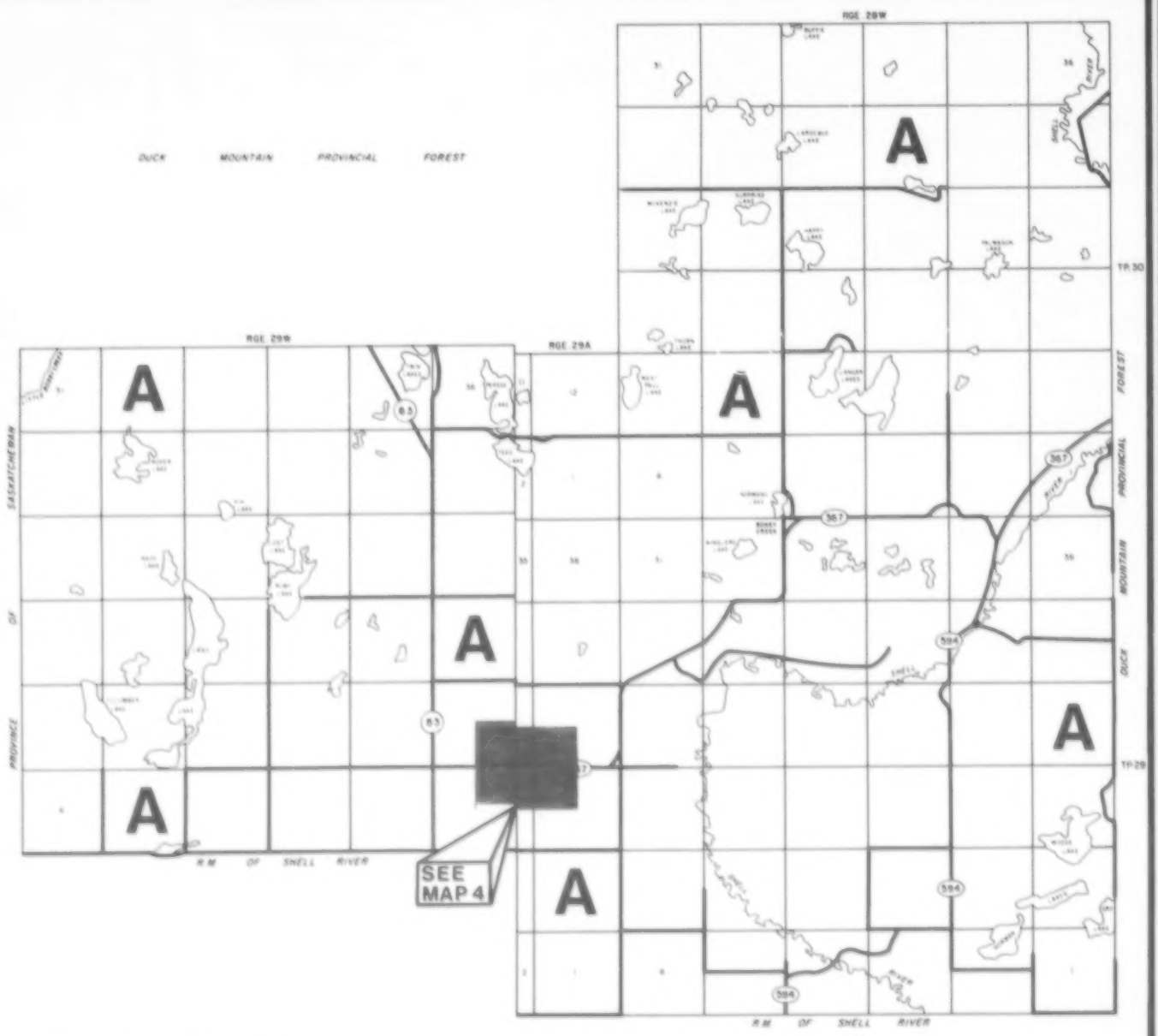
RURAL MUNICIPALITY OF SHELL RIVER

THE ROBLIN PLANNING DISTRICT

0 1 2

Scale in Miles

Manitoba Municipal Affairs
Municipal Planning



LAND USE CLASSIFICATION

LEGEND:

A AGRICULTURE / RURAL AREA

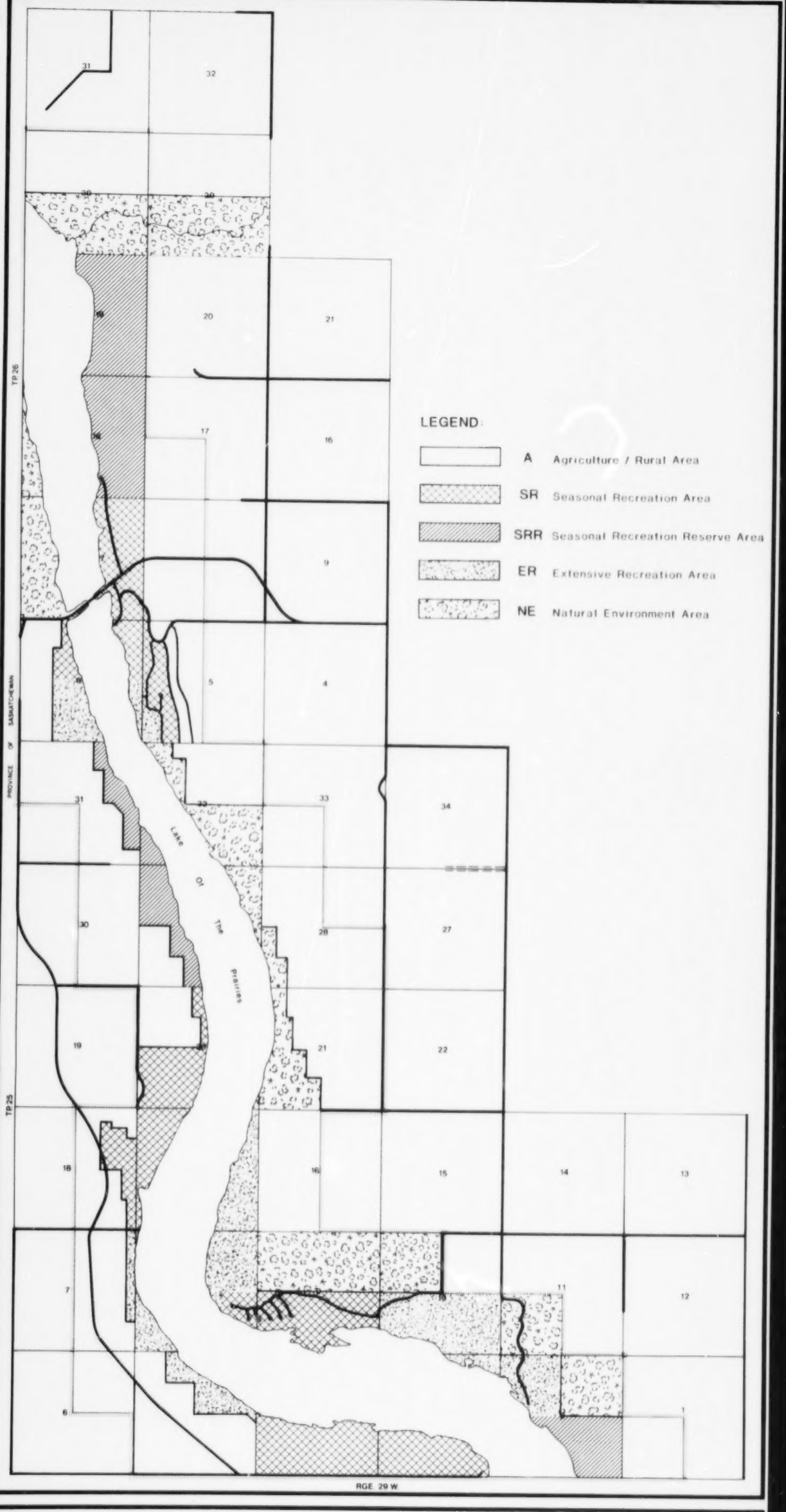
MAP 6

L.G.D. OF PARK (NORTH)

THE ROBLIN PLANNING DISTRICT

0 1 2
Scale In Miles

Manitoba
Municipal Affairs
Municipal Planning



LAND USE CLASSIFICATION

LAKE OF THE PRAIRIES AND ENVIRONS

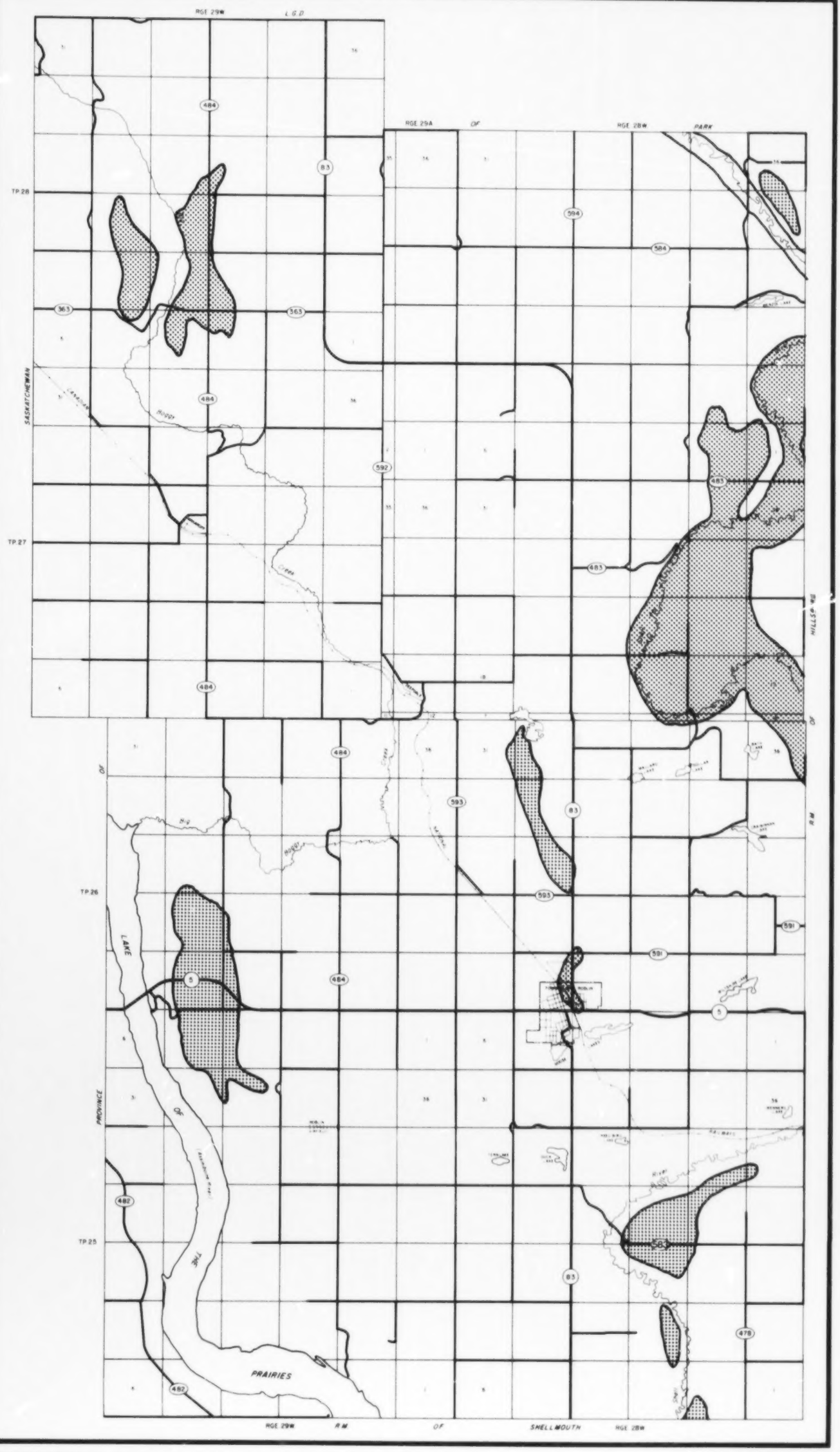
THE ROBLIN PLANNING DISTRICT

MAP 7

1 ½ 0 1

Scale in Miles

Manitoba
Municipal Affairs
Municipal Planning



GROUNDWATER POLLUTION HAZARD AREAS

RURAL MUNICIPALITY OF SHELL RIVER

THE ROBLIN PLANNING DISTRICT

LEGEND:

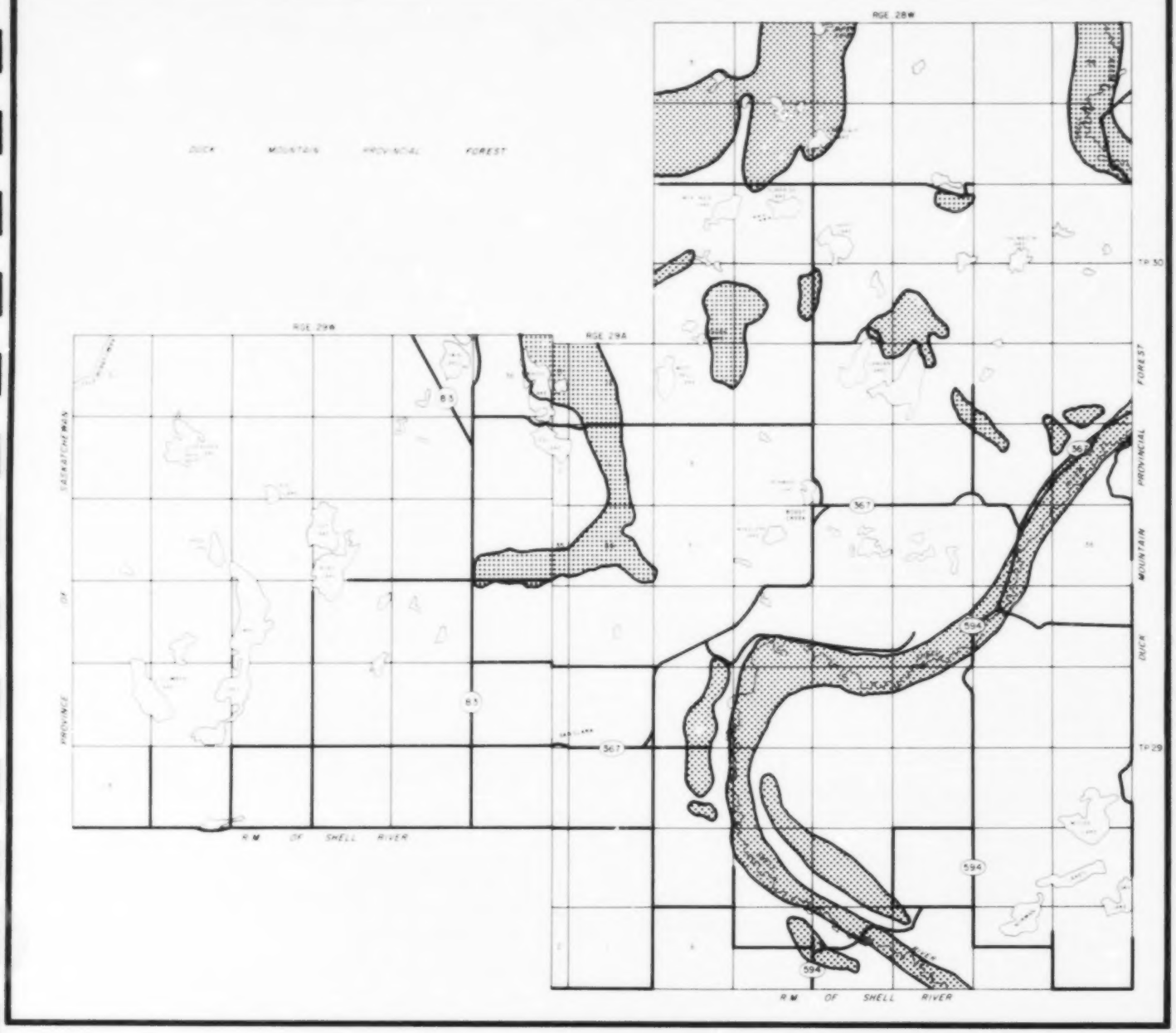
HAZARD AREAS

MAP 8

0 1 2

Scale in Miles

Manitoba
Municipal Affairs
Municipal Planning



GROUNDWATER POLLUTION HAZARD AREAS

L.G.D. OF PARK (NORTH)

THE ROBLIN PLANNING DISTRICT

LEGEND:

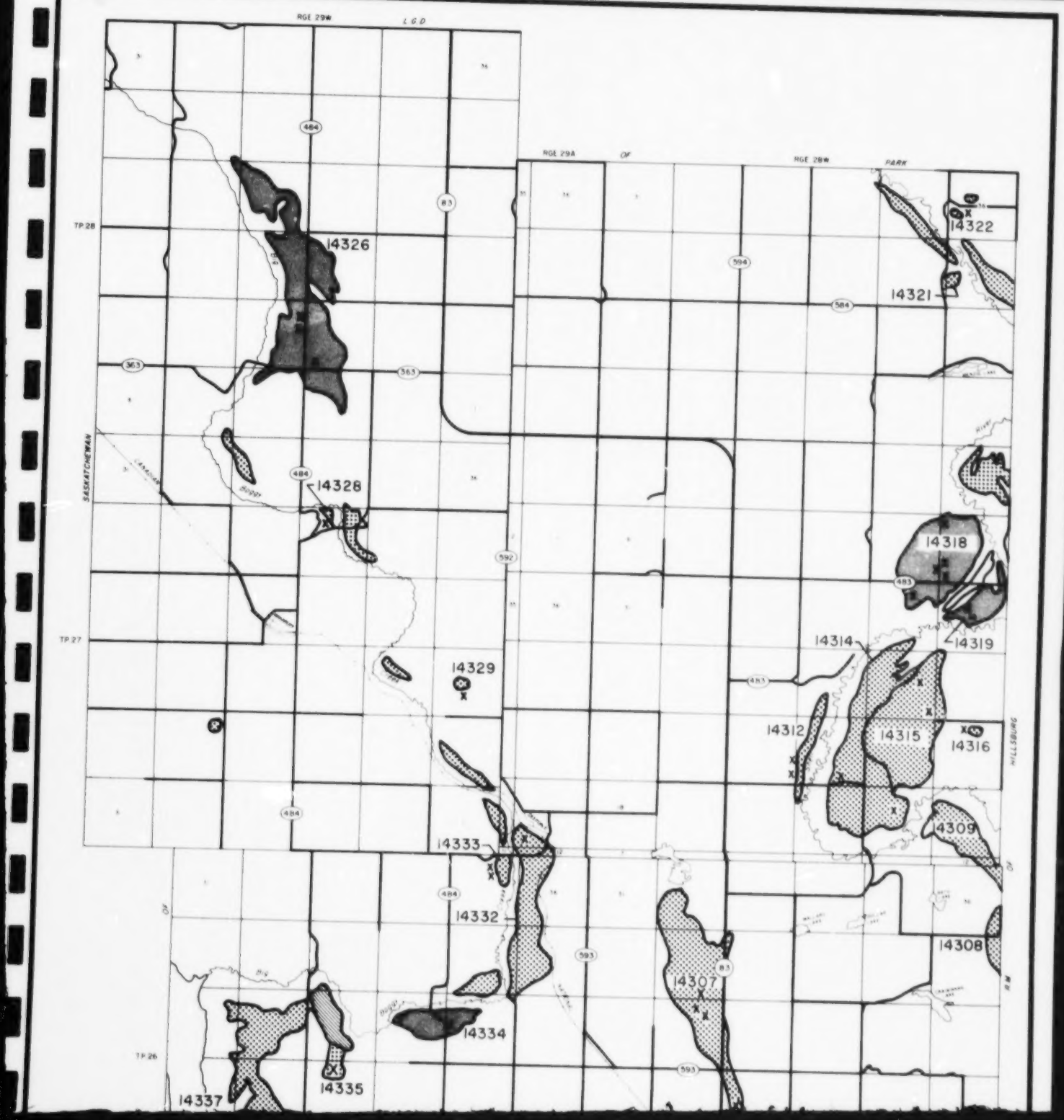
HAZARD AREAS

MAP 9

0 1 2

Scale In Miles

Manitoba Municipal Affairs
Municipal Planning


RGE 29W
L.G.D
RGE 29A
OF
RGE 28W
PARK
TP 28
TP 27
TP 26
SASKATCHEWAN
14326
14328
14329
14322
14321
14318
14319
14314
14312
14315
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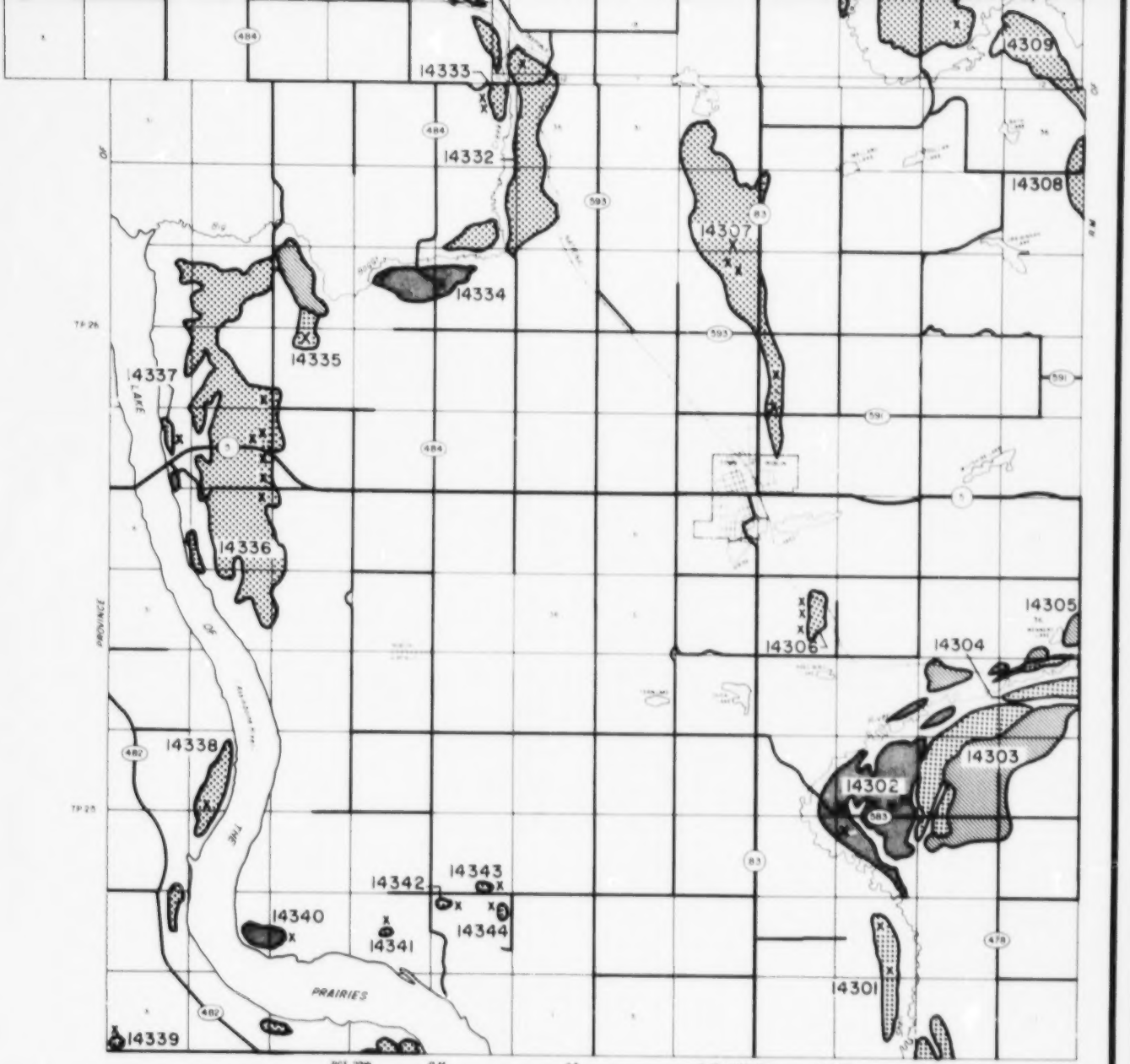


AGGREGATE DEPOSITS

RURAL MUNICIPALITY OF SHELL RIVER

THE ROBLIN PLANNING DISTRICT

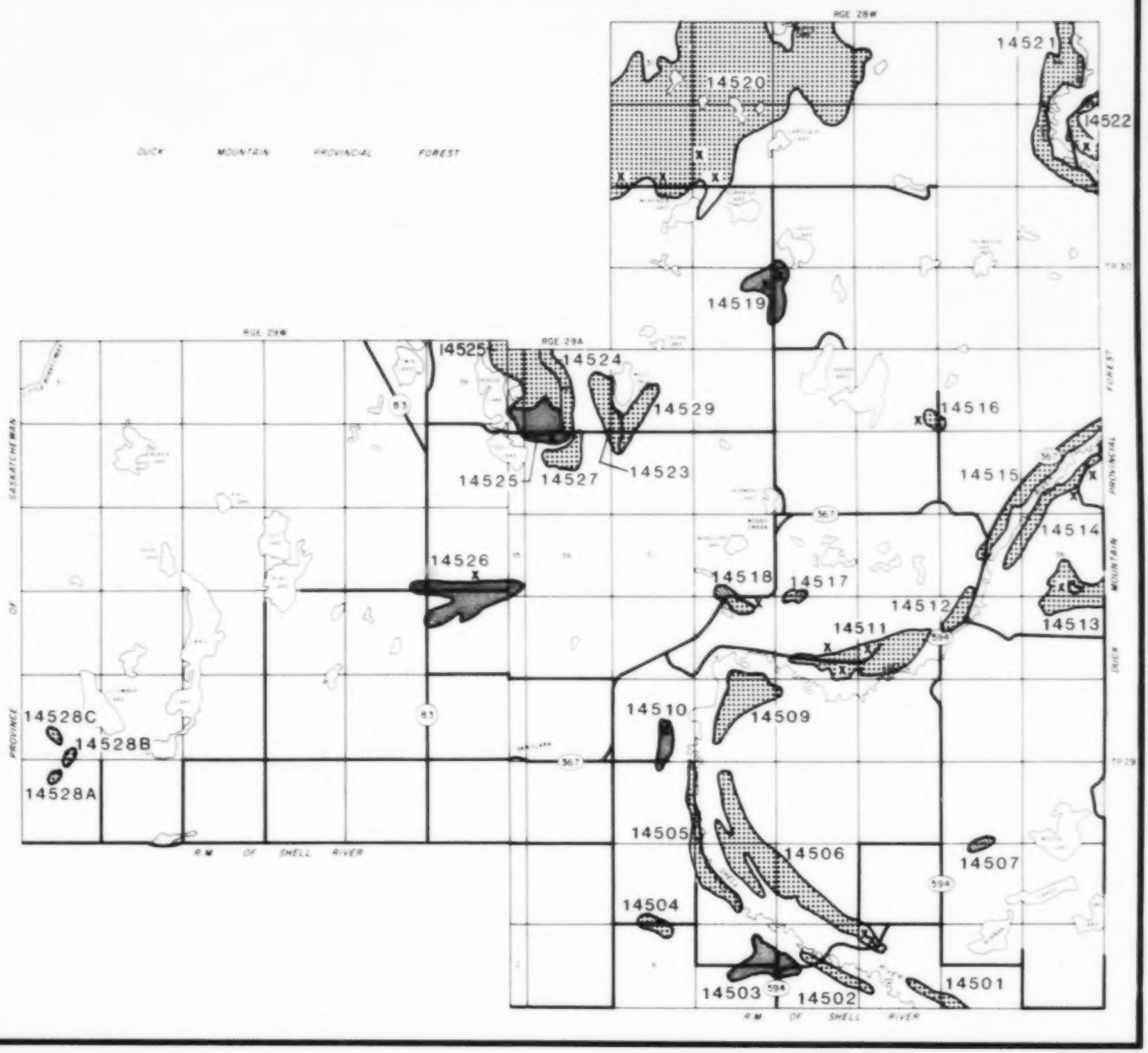
LEGEND:

- STOP
- CAUTION
- GO
- X — GRAVEL PIT
- 14345 — DEPOSIT NUMBER

MAP 10

Scale in Miles

Manitoba
Municipal Affairs
Municipal Planning



AGGREGATE DEPOSITS

L.G.D. OF PARK (NORTH)

THE ROBLIN PLANNING DISTRICT

LEGEND:

- STOP
- CAUTION
- GO
- X — GRAVEL PIT
- 14345 — DEPOSIT NUMBER

MAP 11

0 1 2
Scale In Miles

Manitoba
Municipal Affairs
Municipal Planning

Appendix B

APPENDIX B

PROVINCIAL CROWN LAND PLAN FOR LAKE OF THE PRAIRIES, RM OF SHELLMOUTH AND ROBLIN PLANNING DISTRICT

The Crown Land Use Classification Plan applies only to Crown Lands in the District, the jurisdiction of which remains the responsibility of the Manitoba Government. Crown Lands once sold shall fall under the requirements of the Roblin District Development Plan. This Appendix is intended only for reference and does not form part of the Roblin District Development Plan.

A

M

M

N.W. 1/4 SEC. 8
TP. 26 - RGE. 28W

A

N.E. 1/4 SEC. 8
TP. 26 - RGE. 28W

M

A

M

A
N.W. 1/4 SEC. 9
TP. 26 - RGE. 28W

A
N.E. 1/4 SEC. 9
TP. 26 - RGE. 28W

R

S.W. 1/4 SEC. 8
TP. 26 - RGE. 28W

R

HC

R

PR

R

PR

C

C

M

PR

R

M

R

R

PR

R

C

M

HC

HC

PR

AUR

R

AUR

A
S.E. 1/4 SEC. 9
TP. 26 - RGE. 28W

HC

HC

M

R

R

A

M

M

N.W. 1/4 SEC. 8
TP. 26 - RGE. 28W.

A

N.E. 1/4 SEC. 8
TP. 26 - RGE. 28W.

M

A

N.W. 1/4 SEC. 9
TP. 26 - RGE. 28W.

A

N.E. 1/4 SEC. 9
TP. 26 - RGE. 28W.

PLAN 1890

PLAN 189

P.T.H. 83

AVENUE

AVENUE

ROSE

ELM

PLAN 1044

YORKTON

PLAN

1044

HIGH AVENUE

M

R

S.W. 1/4 SEC. 8
TP. 26 - RGE. 28W.

R

SPECIAL PLOT
PLAN 3045

S.P. PLAN 3045

P.T.H. 5

HC 2810

R

S.P.P. 3173

R.M. OF SHELL RIVER TOWN LIMITS

PLAN 187

FOURTH ST.

PINE STREET

R

PLAN 1150

PLAN 1962

PLAN 2360

PLAN 2418

PLAN 1272

PLAN 1012

PLAN 1752

PLAN 1971

PLAN 1150

PLAN 2486

PLAN 2955

PLAN 2833

PLAN 1008

PLAN 1170

PLAN 1187

PLAN 1107

PLAN 1407

PLAN 1552

PLAN 2174

PLAN 1760

PLAN 2285

PLAN 1847

PLAN 2068

PLAN 2643

PLAN 1856

PLAN 1267

PLAN 2400

PLAN 1415

PLAN 1772

PLAN 1608

PLAN 1871

PLAN 1944

PLAN 1993

PLAN 2006

PLAN 1965

PLAN 1858

PLAN 2800

PR

C

M

HC

AUR

A

PIONEER PLACE

SMITH PLACE

NEWTON BAY

SPEAR DRIVE

FOUR TWENTY FIVE EAST

MAIN STREET

FIRST STREET

SECOND STREET

THIRD STREET

PLEATS STREET

BUD AVENUE

KING STREET

PARK ST.

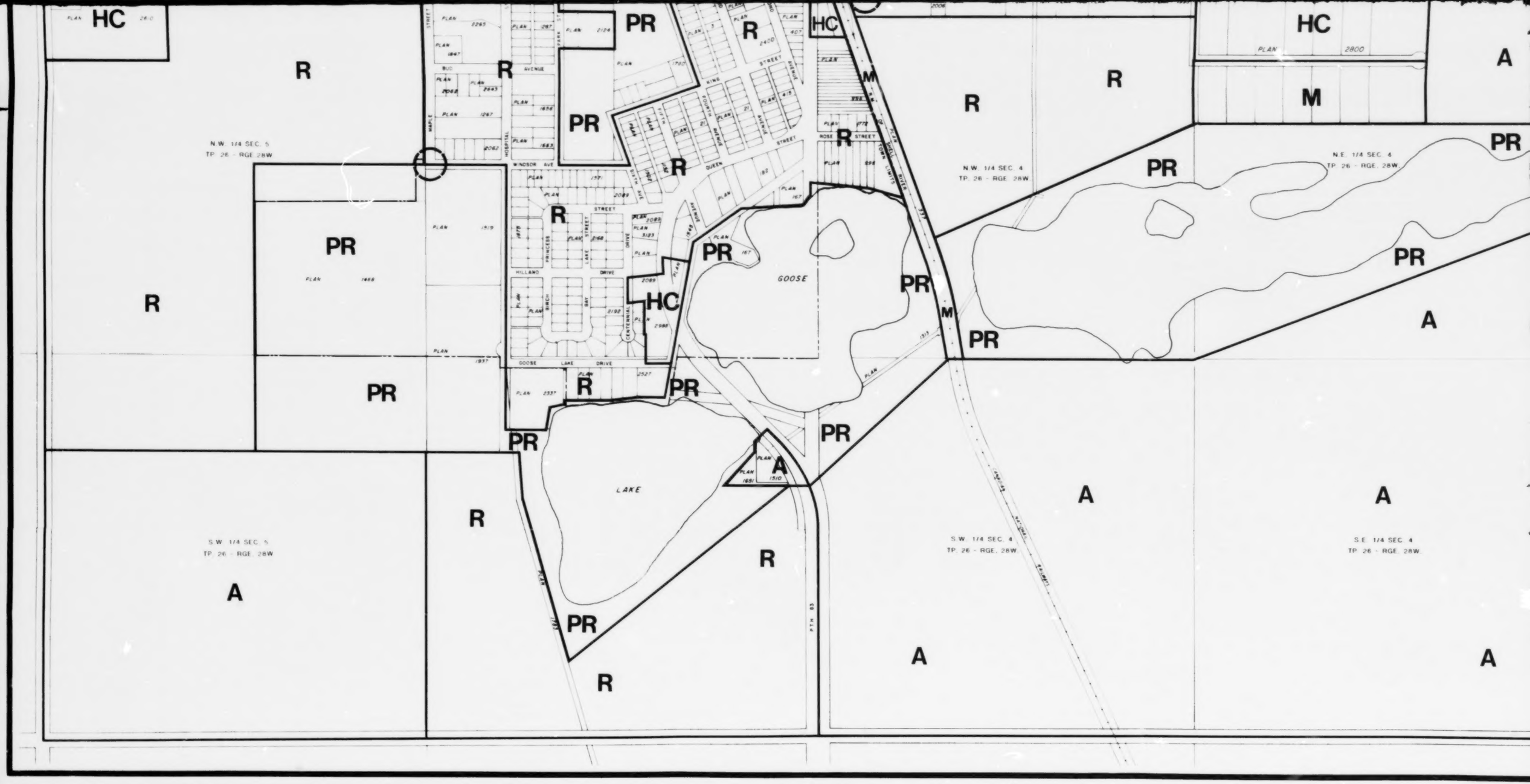
MAPLE STREET

SEVENTH AVENUE

GREENBANK AVENUE

S.P. PLAN 3107

P.T.H. 5



ROBLIN AND FRINGE AREA

LAND USE CLASSIFICATION

THE ROBLIN PLANNING DISTRICT

LEGEND:

R	RESIDENTIAL AREA
C	CENTRAL COMMERCIAL AREA
HC	HIGHWAY COMMERCIAL AREA
M	INDUSTRIAL AREA
PR	PARKS, RECREATION AND OPEN SPACE AREA
A	AGRICULTURE / RURAL AREA
AUR	AGRICULTURE URBAN RESERVE AREA
○	KEY ACCESS POINT

DEVELOPMENT

M

400 200 0
Scale in Feet

Manitoba
Municipal Affairs
Municipal Planning

LIN AND FRINGE AREA

USE CLASSIFICATION

BLIN PLANNING DISTRICT

LEGEND:

R	RESIDENTIAL AREA
C	CENTRAL COMMERCIAL AREA
HC	HIGHWAY COMMERCIAL AREA
M	INDUSTRIAL AREA
PR	PARKS, RECREATION AND OPEN SPACE AREA
A	AGRICULTURE / RURAL AREA
AUR	AGRICULTURE URBAN RESERVE AREA
○	KEY ACCESS POINT

DEVELOPMENT PLAN
MAP 1

Scale in Feet

Manitoba
Municipal Affairs
Municipal Planning